

Attachment 3: Draft Zoning By-law Amendment

Authority: Toronto and East York Community Council Item [-], as adopted by City of Toronto Council on [-]

CITY OF TORONTO **BY-LAW [Clerks to insert By-law number]**

To amend Zoning By-law 569-2013, as amended, with respect to the lands, or portion of the lands, owned or operated by Toronto Metropolitan University the year 2023 in the downtown area of the City.

Whereas Council of the City of Toronto has the authority pursuant to Section 34 of the Planning Act, R.S.O. 1990, c. P. 13, as amended, to pass this By-law; and

Whereas Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the Planning Act, as amended; and

The Council of the City of Toronto enacts:

1. The lands subject to this By-law are outlined by heavy black lines on Diagram 1 attached to this By-law.
2. The words highlighted in bold type in this By-law have the meaning provided in Zoning By-law 569-2013, as amended, Chapter 800 Definitions.
3. Zoning By-law 569-2013, as amended, is further amended by adding the lands subject to this By-law to the Zoning By-law Map in Section 990.1, and applying the following zone labels to the lands shown on the Diagrams noted below and attached to this By-law:
 - (A) “R (d1.0)(x186)” as shown on Diagram 2.1 attached to this By-law;
 - (B) “CR 4.0 (c4.0; r1.5) SS1 (x943)” as shown on Diagram 2.2 attached to this By-law;
 - (C) “IE 7.8 (x4)” as shown on Diagram 2.3 attached to this By-law;
 - (D) “IE 6.0 (x5)” as shown on Diagram 2.4 attached to this By-law;
 - (E) “IE 4.0 (x6)” as shown on Diagram 2.5 attached to this By-law;
 - (F) “IE 4.0” as shown on Diagram 2.6 attached to this By-law;
 - (G) “IE 4.0 (x9)” as shown on Diagram 2.7 attached to this By-law;

- (H) “O” as shown on Diagram 2.8 attached to this By-law;
 - (I) “CR 4.0 (c4.0;r0.5) SS1” as shown on Diagram 2.9 attached to this By-law;
 - (J) “IE 4.0 (x11)” as shown on Diagram 2.10 attached to this By-law; and
 - (K) “IE 5.0 (x13)” as shown on Diagram 2.11 attached to this By-law.
- 4.** Zoning By-law 569-2013, as amended, is further amended by adding the lands subject to this By-law to the Policy Areas Overlay Map in Article 995.10.1 and applying the following Policy Area label to these lands: 1, on the lands within heavy black lines as shown on Diagram 3 attached to this By-law.
- 5.** Zoning By-law 569 -2013, as amended, is further amended by adding the lands to the Height Overlay Map in Article 995.20.1, and applying the following height labels to these lands shown on the Diagrams noted below and attached to this By-law:
- (A) “HT 13.0” as shown on Diagram 4.1 attached to this By-law;
 - (B) “HT 20.0” as shown on Diagram 4.2 attached to this By-law;
 - (C) “HT 46.0” as shown on Diagram 4.3 attached to this By-law;
 - (D) “HT 14.0” and “HT 23.0” as shown on Diagram 4.4 attached to this By-law;
 - (E) “HT 14.0”, “HT 23.0”, and “HT 30.0” as shown on Diagram 4.5 attached to this By-law;
 - (F) “HT 30.0” as shown on Diagram 4.6 attached to this By-law;
 - (G) “HT 14.0” and “HT 30.0” as shown on Diagram 4.7 attached to this By-law;
 - (H) “HT 14.0” and “HT 30.0” as shown on Diagram 4.8 attached to this By-law;
 - (I) “HT 30.0” as shown on Diagram 4.9 attached to this By-law;
 - (J) “HT14.0” and “HT 30.0” as shown on Diagram 4.10 attached to this By-law; and
 - (K) “HT 30.0” as shown on Diagram 4.11 attached to this By-law.
- 6.** Zoning By-law 569 -2013, as amended, is further amended by adding the lands subject to this By-law shown in Diagram 1 attached to this By-law to the Lot Coverage Overlay Map in Article 995.30.1 and applying no value.

7. Zoning By-law 569-2013, as amended, is further amended by adding the lands to the Rooming House Overlay Map in Article 995.40.1 and applying the following rooming house label to these lands: “B3” on the lands within heavy black lines as shown on Diagram 5 attached to this By-law.
8. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.2.10 Exception Number 186 so that it reads:

(186) Exception R 186

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The lands must comply with exception 900.2.10(4);
- (B) In addition to the uses permitted in regulation 10.10.20.10(1), a **post-secondary school** is also permitted;
- (C) Despite regulation 10.5.40.10(1), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum of 96.87 metres and the elevation of the highest point of the **building** or **structure**;
- (D) Despite regulation 10.10.40.10(1)(A), the permitted maximum height of a **building** or **structure** is 17.5 metres; and
- (E) Despite regulation 10.5.40.10(3) and (4) a mechanical penthouse and enclosure may exceed the permitted maximum height of a **building** or **structure** by 2.0 metres.

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 434 of former City of Toronto By-law 438-86.

9. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.11.10 Exception Number 943 so that it reads:

(943) Exception CR 943

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) On the odd number addresses of 341-355 Yonge Street, former City of Toronto By-law 1326-2011 and By-law 362-2015.

10. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.32.10 Exception Number 4 so that it reads:

(4) Exception IE 4

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) Despite regulation 80.30.30.20(1), the required minimum **lot frontage** is 9.0 metres;
- (B) Despite regulation 80.30.30.40(1), **lot coverage** does not apply;
- (C) Despite Clause 80.30.40.70, a **building** or **structure** is subject to the following:
- (i) At least 75% of the **main wall** of the **building** facing a **front lot line** must be at or between the **front lot line** and a maximum of 3.0 metres from the **front lot line**;
 - (ii) Where the **main wall** of a building has windows or openings, the **main wall** must be set back at least 5.5 metres from a **lot line** that is not adjacent to a **street** or **lane**, otherwise no **building setback** is required;
 - (iii) Where the **main wall** of a **building** does not have windows or openings, the main wall must be set back at least 3.0 metres from a **rear lot line** or **side lot line** that abuts a **lot** in the Residential Zone category or Residential Apartment Zone category, otherwise no **building setback** is required; and
 - (iv) (i) above does not apply to a **place of worship**.
- (D) For the purpose of this exception:
- (i) If the **lawful building setback** of a **lawfully existing building** or **structure** is more than the permitted maximum **building setback** from a **front lot line**, that **lawful building setback** is the permitted maximum **front yard setback** for that **lawfully existing building** or **structure** and
 - (ii) If the **lawful building setback** of a **lawfully existing building** or

structure is less than the required minimum **building setback** from:

- (a) A **rear lot line**, that **lawful building setback** is the minimum **rear yard setback** for that **lawfully existing building** or **structure**; or
 - (b) A **side lot line**, that **lawful building setback** is the **minimum side yard setback** for that **lawfully existing building** or **structure**;
- (E) Any addition or extension to a **lawfully existing building** or **structure** referred to in regulation (D) must comply with the permitted maximum and required minimum **building setbacks** or be authorized by a Section 45 Planning Act minor variance;
- (F) If a **lawfully existing building** or **structure** penetrates an **angular plane** required by this By-law, the **lawfully existing building** or **structure** does not have to comply with the **angular plane** requirement;
- (G) Any addition or extension to a **lawfully existing building** or **structure** referred to in regulation (F) must comply with the required **angular planes** or be authorized by a Section 45 Planning Act minor variance;
- (H) Despite Clause 80.30.40.80, any **main wall** of a **building** must comply with the following:
- (i) Where a **main wall** of the **building** has windows and a line projected at a right angle from one of these **main walls** intercepts another **main wall** with windows on the same **lot**, the required minimum above-ground distance between the **main walls** must be 11.0 metres; and
 - (ii) Where a **main wall** of the **building** has windows facing another **main wall** on the same **lot** which does not have windows and a line projected at a right angle from one of these **main walls** intercepts the other **main wall**, the required minimum above-ground distance between the **main walls** is 5.5 metres;
- (I) If the **lawful** separation distance between the **main walls** of **lawfully existing buildings** on the same **lot**, or between **main walls** of the same **lawfully existing building**, is less than the required minimum separation distance between **main walls**, that **lawful** separation distance is the minimum separation distance for those **lawful main walls** of those **lawfully existing buildings**; and

- (J) Any addition or extension to a **lawfully existing building or structure** referred to in regulation (I) must comply with the required minimum separation distance between **main walls** or be authorized by a Section 45 Planning Act minor variance.

Prevailing By-laws and Prevailing Sections:

- (A) On the lands municipally known as 380 Victoria Street, 350 Victoria Street, 21 Gerrard Street East and 16 Gould Street, former City of Toronto By-law 259-68 and By-law 182-71.

11. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.32.10 Exception Number 5 so that it reads:

(5) Exception IE 5

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) Despite regulation 80.30.30.20(1), the required minimum **lot frontage** is 9.0 metres;
- (B) Despite regulation 80.30.30.40(1), no **lot coverage** applies;
- (C) Despite Clause 80.30.40.70, a **building or structure** is subject the following:
- (i) At least 75% of the **main wall** of the **building** facing a **front lot line** must be at or between the **front lot line** and a maximum of 3.0 metres from the **front lot line**;
 - (ii) Where the **main wall** of a building has windows or openings, the **main wall** must be set back at least 5.5 metres from a **lot line** that is not adjacent to a **street or lane**, otherwise no **building setback** is required;
 - (iii) Where the **main wall** of a **building** does not have windows or openings, the main wall must be set back at least 3.0 metres from a **rear lot line or side lot line** that abuts a **lot** in the Residential Zone category or Residential Apartment Zone category, otherwise no **building setback** is required; and
 - (iv) (i) above does not apply to a **place of worship**.
- (D) For the purposes of this exception:

- (i) If the **lawful building setback** of a **lawfully existing building or structure** is more than the permitted maximum **building setback** from a **front lot line**, that **lawful building setback** is the permitted maximum **front yard setback** for that **lawfully existing building or structure**; and
- (ii) If the **lawful building setback** of a **lawfully existing building or structure** is less than the required minimum **building setback** from:
 - (a) A **rear lot line**, that **lawful building setback** is the minimum **rear yard setback** for that **lawfully existing building or structure**; or
 - (b) A **side lot line**, that **lawful building setback** is the **minimum side yard setback** for that **lawfully existing building or structure**;
- (E) Any addition or extension to a **lawfully existing building or structure** referred to in regulation (D) must comply with the permitted maximum and required minimum **building setbacks** or be authorized by a Section 45 Planning Act minor variance;
- (F) If a **lawfully existing building or structure** penetrates an **angular plane** required by this By-law, the **lawfully existing building or structure** does not have to comply with the **angular plane** requirement;
- (G) Any addition or extension to a **lawfully existing building or structure** referred to in regulation (F) must comply with the required **angular planes** or be authorized by a Section 45 Planning Act minor variance;
- (H) Despite Clause 80.30.40.80, any **main wall** of a **building** must comply with the following:
 - (i) Where a **main wall** of the **building** has windows and a line projected at a right angle from one of these **main walls** intercepts another **main wall** with windows on the same **lot**, the required minimum above-ground distance between the **main walls** must be 11.0 metres; and
 - (ii) Where a **main wall** of the **building** has windows facing another **main wall** on the same **lot** which does not have windows and a line projected at a right angle from one of these **main walls** intercepts the other **main wall**, the required minimum above-ground distance between the **main walls** is 5.5 metres;

- (I) If the **lawful** separation distance between the **main walls** of **lawfully existing buildings** on the same **lot**, or between **main walls** of the same **lawfully existing building**, is less than the required minimum separation distance between **main walls**, that **lawful** separation distance is the minimum separation distance for those **lawful main walls** of those **lawfully existing buildings**;
- (J) Any addition or extension to a **lawfully existing building** or **structure** referred to in regulation (I) must comply with the required minimum separation distance between **main walls** or be authorized by a Section 45 Planning Act minor variance; and
- (K) On the lands bounded by Gerrard Street East to the north, Victoria Street to the west, Gould Street to the south and Church Street to the east known in 2023 as 50 Gould Street, a **building** or **structure** may only be located at or above **average grade** for a maximum distance of equal to or lesser than 33.5 metres from all **lot lines**, and for a distance greater than 33.5 metres from all **lot lines**, only **landscaping** or **soft landscaping** is permitted, except that a **building** or **structure** is permitted if it is below **average grade**.

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 44 of Former City of Toronto By-law 438-86; and
 - (B) Section 12(2) 88 of former City of Toronto By-law 438-86.
12. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.32.10 Exception Number 6 so that it reads:

(6) Exception IE 6

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) Despite regulation 80.30.30.20(1), the required minimum **lot frontage** is 9.0 metres;
- (B) Despite regulation 80.30.30.40(1), **lot coverage** does not apply;
- (C) Despite Clause 80.30.40.70, a **building** or **structure** is subject to the following:
 - (i) At least 75% of the **main wall** of the **building** facing a **front lot line** must be at or between the **front lot line** and a maximum of 3.0

- metres from the **front lot line**;
- (ii) Where the **main wall** of a building has windows or openings, the **main wall** must be set back at least 5.5 metres from a **lot line** that is not adjacent to a **street** or **lane**, otherwise no **building setback** is required;
 - (iii) Where the **main wall** of a **building** does not have windows or openings, the main wall must be set back at least 3.0 metres from a rear lot line or side lot line that abuts a lot in the Residential Zone category or Residential Apartment Zone category, otherwise no **building setback** is required; and
 - (iv) (i) above does not apply to a **place of worship**;
- (D) For the purpose of this exception:
- (i) If the **lawful building setback** of a **lawfully existing building** or **structure** is more than the permitted maximum **building setback** from a **front lot line**, that **lawful building setback** is the permitted maximum **front yard setback** for that **lawfully existing building** or **structure**; and
 - (ii) If the **lawful building setback** of a **lawfully existing building** or **structure** is less than the required minimum **building setback** from:
 - (a) A **rear lot line**, that **lawful building setback** is the **minimum rear yard setback** for that **lawfully existing building** or **structure**; or
 - (b) A **side lot line**, that **lawful building setback** is the **minimum side yard setback** for that **lawfully existing building** or **structure**;
- (E) Any addition or extension to a **lawfully existing building** or **structure** referred to in regulation (D) must comply with the permitted maximum and required minimum **building setbacks** or be authorized by a Section 45 Planning Act minor variance;
- (F) If a **lawfully existing building** or **structure** penetrates an **angular plane** required by this By-law, the **lawfully existing building** or **structure** does not have to comply with the **angular plane** requirement;
- (G) Any addition or extension to a **lawfully existing building** or **structure** referred to in regulation (F) must comply with the required **angular planes** or be authorized by a Section 45 Planning Act minor variance;

- (H) Despite Clause 80.30.40.80, any **main wall** of a **building** must comply with the following:
- (i) Where a **main wall** of the **building** has windows and a line projected at a right angle from one of these **main walls** intercepts another **main wall** with windows on the same **lot**, the required minimum above-ground distance between the **main walls** must be 11.0 metres; and
 - (ii) Where a **main wall** of the **building** has windows facing another **main wall** on the same **lot** which does not have windows and a line projected at a right angle from one of these **main walls** intercepts the other **main wall**, the required minimum above-ground distance between the **main walls** is 5.5 metres.
- (I) If the **lawful** separation distance between the **main walls** of **lawfully existing buildings** on the same **lot**, or between **main walls** of the same **lawfully existing building**, is less than the required minimum separation distance between **main walls**, that **lawful** separation distance is the minimum separation distance for those **lawful main walls** of those **lawfully existing buildings**;
- (J) Any addition or extension to a **lawfully existing building** or **structure** referred to in regulation (I) must comply with the required minimum separation distance between **main walls** or be authorized by a Section 45 Planning Act minor variance;
- (K) No **building** or **structure** on the **lot** fronting on the north side of Gould Street between the westerly limit of Mutual Street and a line parallel to and 55.17 metres westerly from the westerly limit of Church Street, having any part of such **building** or **structure** closer to the **lot line** abutting the street allowance than 6.0 metres;
- (L) Despite (K) above, on the lands known in 2023 as 87 Gerrard Street East, 99 Gerrard Street East, 325, 341, 345 Church Street, 150, 160 Mutual Street, and 80 Gould Street, a **building** or **structure** for a **post-secondary school** is permitted having a **gross floor area** of a **non-residential building** not exceeding 65,000 square metres; and
- (M) Despite (K) above, and regulation 80.30.40.10(1), on the lands known in 2023 as 325 Church Street, 150 Mutual Street and 80 Gould Street, a **building** or **structure** may not exceed a height of 19.75 metres above **average grade**.

Prevailing By-laws and Prevailing Sections: (None Apply)

13. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.32.10 Exception Number 9 so that it reads:

(9) Exception IE 9

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) Despite regulation 80.30.30.20(1), the required minimum **lot frontage** is 9.0 metres;
- (B) Despite regulation 80.30.30.40(1), **lot coverage** does not apply;
- (C) Despite Clause 80.30.40.70, **a building or structure** is subject to the following:
- (i) At least 75% of the **main wall** of the **building** facing a **front lot line** must be at or between the **front lot line** and a maximum of 3.0 metres from the **front lot line**;
 - (ii) Where the **main wall** of a **building** has windows or openings, the **main wall** must be set back at least 5.5 metres from a **lot line** that is not adjacent to a **street or lane**, otherwise no **building setback** is required;
 - (iii) Where the **main wall** of a **building** does not have windows or openings, the main wall must be set back at least 3.0 metres from a **rear lot line or side lot line** that abuts a **lot** in the Residential Zone category or Residential Apartment Zone category, otherwise no **building setback** is required; and
 - (iv) (i) above does not apply to a **place of worship**;
- (D) For the purpose of this exception:
- (i) If the **lawful building setback** of a **lawfully existing building or structure** is more than the permitted maximum **building setback** from a **front lot line**, that **lawful building setback** is the permitted maximum **front yard setback** for that **lawfully existing building or structure**; and
 - (ii) If the **lawful building setback** of a **lawfully existing building or structure** is less than the required minimum **building setback** from:

- (a) A **rear lot line**, that **lawful building setback** is the minimum **rear yard setback** for that **lawfully existing building or structure**; or
 - (b) A **side lot line**, that **lawful building setback** is the **minimum side yard setback** for that **lawfully existing building or structure**;
- (E) Any addition or extension to a **lawfully existing building or structure** referred to in regulation (D) must comply with the permitted maximum and required minimum **building setbacks** or be authorized by a Section 45 Planning Act minor variance;
- (F) If a **lawfully existing building or structure** penetrates an **angular plane** required by this By-law, the **lawfully existing building or structure** does not have to comply with the **angular plane** requirement;
- (G) Any addition or extension to a **lawfully existing building or structure** referred to in regulation (F) must comply with the required **angular planes** or be authorized by a Section 45 Planning Act minor variance;
- (H) Despite Clause 80.30.40.80, any **main wall** of a **building** must comply with the following:
 - (i) Where a **main wall** of the **building** has windows and a line projected at a right angle from one of these **main walls** intercepts another **main wall** with windows on the same **lot**, the required minimum above-ground distance between the **main walls** must be 11.0 metres; and
 - (ii) Where a **main wall** of the **building** has windows facing another **main wall** on the same **lot** which does not have windows and a line projected at a right angle from one of these **main walls** intercepts the other **main wall**, the required minimum above-ground distance between the **main walls** is 5.5 metres.
- (I) If the **lawful** separation distance between the **main walls** of **lawfully existing buildings** on the same **lot**, or between **main walls** of the same **lawfully existing building**, is less than the required minimum separation distance between **main walls**, that **lawful** separation distance is the minimum separation distance for those **lawful main walls** of those **lawfully existing buildings**;
- (J) Any addition or extension to a **lawfully existing building or structure** referred to in regulation (I) must comply with the required minimum separation distance between **main walls** or be authorized by a Section 45

Planning Act minor variance; and

- (K) In addition to the height requirements of Clause 80.30.40.10, no part of the **building** may penetrate the height created by an **angular plane** projected at a 60 degree angle over the **lot**, at an elevation of 13.7 metres along the entire length of the **lot line** that abuts Gould Street.

Prevailing By-laws and Prevailing Sections: (None Apply)

14. Zoning By-law 569-2013, as amended, is further amended by Article 900.32.10 Exception Number 11 so that it reads:

(11) Exception IE 11

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) Despite regulation 80.30.30.20(1) the required minimum **lot frontage** is 9.0 metres;
- (B) Despite regulation 80.30.3.40(1), **lot coverage** does not apply;
- (C) Despite Clause 80.30.40.70, a **building** or **structure** is subject to the following:
- (i) At least 75% of the **main wall** of the **building** facing a **front lot line** must be at or between the **front lot line** and a maximum of 3.0 metres from the **front lot line**;
 - (ii) Where the **main wall** of a building has windows or openings, the **main wall** must be set back at least 5.5 metres from a **lot line** that is not adjacent to a **street** or **lane**, otherwise no **building setback** is required;
 - (iii) Where the **main wall** of a **building** does not have windows or openings, the main wall must be set back at least 3.0 metres from a **rear lot line** or **side lot line** that abuts a **lot** in the Residential Zone category or Residential Apartment Zone category, otherwise no **building setback** is required; and
 - (iv) (i) above does not apply to a **place of worship**;
- (D) For the purpose of this exception:
- (i) If the **lawful building setback** of a **lawfully existing building** or

structure is more than the permitted maximum **building setback** from a **front lot line**, that **lawful building setback** is the permitted maximum **front yard setback** for that **lawfully existing building** or **structure**; and

- (ii) If the **lawful building setback** of a **lawfully existing building** or **structure** is less than the required minimum **building setback** from:
 - (a) A **rear lot line**, that **lawful building setback** is the minimum **rear yard setback** for that **lawfully existing building** or **structure**; or
 - (b) A **side lot line**, that **lawful building setback** is the **minimum side yard setback** for that **lawfully existing building** or **structure**;
- (E) Any addition or extension to a **lawfully existing building** or **structure** referred to in regulation (D) must comply with the permitted maximum and required minimum **building setbacks** or be authorized by a Section 45 Planning Act minor variance;
- (F) If a **lawfully existing building** or **structure** penetrates an **angular plane** required by this By-law, the **lawfully existing building** or **structure** does not have to comply with the **angular plane** requirement;
- (G) Any addition or extension to a **lawfully existing building** or **structure** referred to in regulation (F) must comply with the required **angular planes** or be authorized by a Section 45 Planning Act minor variance;
- (H) Despite Clause 80.30.40.80, any **main wall** of a **building** must comply with the following:
 - (i) Where a **main wall** of the **building** has windows and a line projected at a right angle from one of these **main walls** intercepts another **main wall** with windows on the same **lot**, the required minimum above-ground distance between the **main walls** must be 11.0 metres;
 - (ii) Where a **main wall** of the **building** has windows facing another **main wall** on the same **lot** which does not have windows and a line projected at a right angle from one of these **main walls** intercepts the other **main wall**, the required minimum above-ground distance between the **main walls** is 5.5 metres;
- (I) If the **lawful** separation distance between the **main walls** of **lawfully**

existing buildings on the same **lot**, or between **main walls** of the same **lawfully existing building**, is less than the required minimum separation distance between **main walls**, that **lawful** separation distance is the minimum separation distance for those **lawful main walls** of those **lawfully existing buildings**;

- (J) Any addition or extension to a **lawfully existing building** or **structure** referred to in regulation (I) must comply with the required minimum separation distance between **main walls** or be authorized by a Section 45 Planning Act minor variance;
- (K) In addition to the height requirements of Clause 80.30.40.10, no part of the **building** may penetrate the height created by an **angular plane** projected at a 60 degree angle over the **lot**, at an elevation of 13.7 metres along the entire length of the **lot line** that abuts Gould Street;
- (L) Despite Clause 80.30.40.70, no **building** or **structure** on the **lot** may penetrate a 44 degree angular plane projected over the **lot**, along the **lot line** fronting Church Street, starting at a height of 16.0 metres above the average elevation of the ground along the **lot line** abutting Church Street; and
- (M) On the lands municipally known as 310 Church Street in 2023, a rectangular portion of the **lot** that has a width of 9.4 metres along the Church Street frontage, for a depth of 20.0 metres west, and which is measured 24.0 metres south of the southernly limit of Gould Street, shall only be used as a **courtyard**.

Prevailing By-laws and Prevailing Sections: (None Apply)

- 15.** Zoning By-law 569-2013, as amended, is further amended by adding Article 900.32.10 Exception Number 13 so that it reads:

(13) Exception IE 13

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) Despite regulation 80.30.30.20(1), the required minimum **lot frontage** is 9.0 metres;
- (B) Despite regulation 80.30.30.40(1), **lot coverage** does not apply;
- (C) Despite Clause 80.30.40.70, a **building** or **structure** is subject to the following:

- (i) At least 75% of the **main wall** of the **building** facing a **front lot line** must be at or between the **front lot line** and a maximum of 3.0 metres from the **front lot line**;
 - (ii) Where the **main wall** of a building has windows or openings, the **main wall** must be set back at least 5.5 metres from a **lot line** that is not adjacent to a **street** or **lane**, otherwise no **building setback** is required;
 - (iii) Where the **main wall** of a **building** does not have windows or openings, the main wall must be set back at least 3.0 metres from a **rear lot line** or **side lot line** that abuts a **lot** in the Residential Zone category or Residential Apartment Zone category, otherwise no **building setback** is required; and
 - (iv) (i) above does not apply to a **place of worship**;
- (D) For the purpose of this exception:
- (i) If the **lawful building setback** of a **lawfully existing building** or **structure** is more than the permitted maximum **building setback** from a **front lot line**, that **lawful building setback** is the permitted maximum **front yard setback** for that **lawfully existing building** or **structure**;
 - (ii) If the **lawful building setback** of a **lawfully existing building** or **structure** is less than the required minimum **building setback** from:
 - (a) A **rear lot line**, that **lawful building setback** is the minimum **rear yard setback** for that **lawfully existing building** or **structure**;
 - (b) A **side lot line**, that **lawful building setback** is the minimum **side yard setback** for that **lawfully existing building** or **structure**;
- (E) Any addition or extension to a **lawfully existing building** or **structure** referred to in regulation (D) must comply with the permitted maximum and required minimum **building setbacks** or be authorized by a Section 45 Planning Act minor variance;
- (F) If a **lawfully existing building** or **structure** penetrates an **angular plane** required by this By-law, the **lawfully existing building** or **structure** does not have to comply with the **angular plane** requirement;
- (G) Any addition or extension to a **lawfully existing building** or **structure**

referred to in regulation (F) must comply with the required **angular planes** or be authorized by a Section 45 Planning Act minor variance;

- (H) Despite Clause 80.30.40.80, any **main wall** of a **building** must comply with the following:
 - (i) Where a **main wall** of the **building** has windows and a line projected at a right angle from one of these **main walls** intercepts another **main wall** with windows on the same **lot**, the required minimum above-ground distance between the **main walls** must be 11.0 metres;
 - (ii) Where a **main wall** of the **building** has windows facing another **main wall** on the same **lot** which does not have windows and a line projected at a right angle from one of these **main walls** intercepts the other **main wall**, the required minimum above-ground distance between the **main walls** is 5.5 metres;
- (I) If the **lawful** separation distance between the **main walls** of **lawfully existing buildings** on the same **lot**, or between **main walls** of the same **lawfully existing building**, is less than the required minimum separation distance between **main walls**, that **lawful** separation distance is the minimum separation distance for those **lawful main walls** of those **lawfully existing buildings**;
- (J) Any addition or extension to a **lawfully existing building** or **structure** referred to in regulation (I) must comply with the required minimum separation distance between **main walls** or be authorized by a Section 45 Planning Act minor variance; and
- (K) Despite Clause 80.30.40.70, no **building** or **structure** on the **lot** may penetrate a 44 degree angular plane projected over the **lot**, along the **lot line** fronting Church Street, starting at a height of 16.0 metres above the average elevation of the ground along the **lot line** of Church Street.

Prevailing By-laws and Prevailing Sections: (None Apply)

- 16. In Article 900.11.10, Exception Number 307, under the heading “Site Specific Provisions” delete the contents of regulations (O), (P), (Q), (R), (S), and (Y) and re-label the remaining regulations so they remain in alphabetical order starting at (N);
- 17. In Article 900.11.10, Exception Number 307, under the heading “Prevailing By-laws and Prevailing Sections”, delete the contents of regulations (A) and (B) and replace it with the following: “(None Apply)”;

18. In Article 900.11.10, Exception Number 1884, under the heading “Prevailing By-laws and Prevailing Sections” delete “and” at the end of regulation (A), replace “.” with “; and” at the end of Regulation (B), and add regulation (C) so that it reads:
- (C) Regulation (A) and (B) above do not apply to the lands municipally known as 136 Dundas Street East.
19. In Article 900.11.10, Exception Number 2201, under the heading “Prevailing By-laws and Prevailing Sections”, delete “and” at the end of regulation (C), replace “.” with “; and” at the end of regulation (D), and add regulation (E) so that it reads:
- (E) Regulations (A) to (D) above do not apply to the lands municipally known as 104 Bond Street and 110 Bond Street in 2023.
20. In Article 900.11.10, Exception Number 2339, under the heading “Prevailing By-law and Prevailing Sections” delete the contents of regulations (A), (B), (C), and (E), and re-label the remaining regulations so that they remain in alphabetical order starting at (A) so that it reads:
- (A) Former City of Toronto By-law 97-0194; and
- (B) On lands municipally known as 17 Gould St. in 1994, Section 12(1) 284 of former City of Toronto By-law 438-86.
21. In Article 900.11.10, Exception Number 2373, under the heading “Prevailing By-laws and Prevailing Sections”, delete the contents of regulations (A), (B), and (C) and replace it with: “(None Apply)”;
22. In Article 900.11.10, Exception Number 2200, under the heading “Prevailing By-laws and Prevailing Sections”, delete “and” at the end of regulation (D), replace “.” with “; and” at the end of regulation (E), and add regulation (F) so that it reads:
- (F) Regulations (A) to (D) above do not apply to the lands municipally known as 277 Victoria Street;
23. In Article 900.11.10, Exception Number 2320, under the heading “Prevailing By-laws and Prevailing Sections”, add regulation (E) so that it reads:
- (E) Regulations (A) to (D) above do not apply to the lands municipally known as 38 Dundas Street East;
24. Zoning By-law 569-2013, as amended, is further amended by replacing Article 900.32.10 Exception Number 1 so that it reads:
- (1) Exception IE 1

The lands, or a portion thereof as noted below, are subject to the following Site

Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) City of Toronto By-law 1043-2015, except that By-law 97-80, as amended by By-law 527-89, does not apply.

25. Zoning By-law 569-2013, as amended, is further amended by inserting Section 600.100 so that it reads:

600.100 Post-Secondary Education Overlay District Maps

600.100.10 Toronto Metropolitan University Overlay District Map

(1) Toronto Metropolitan University Overlay Map

The lands within the heavy lines on the Toronto Metropolitan University Overlay District Map as shown on Diagram 6 attached to By-law ## [Clerks to insert By-law #] are subject to the following:

- (A) For the purpose of the Toronto Metropolitan University Overlay District Map, uses that are “associated uses” of a **post-secondary school** include **art gallery, artist studio, club, community centre, day nursery, eating establishment, entertainment place of assembly, laboratory, library, massage therapy, medical office, museum, office, performing arts studio, personal service shop, production studio, recreation use, retail service, retail store, service shop, software development and processing, sports place of assembly, student residence, take-out eating establishment, or wellness centre** that are:
- (i) Located in the same **building** as a **post-secondary school**; or
 - (ii) Located in a **building** owned by a **post-secondary school**; or
 - (iii) Operated by or on behalf of a **post-secondary school**.
- (B) Despite regulations 40.5.80.10(1), 80.5.80.10(1), 200.5.1(2), 200.5.1.10(1), 200.5.10.1(1) 200.5.10.1(5), 970.10.1(1) and 970.10.15.5(5), **parking spaces** must be provided for any **post-secondary school** or “associated uses” located in the Toronto Metropolitan University Overlay District Map at a maximum rate of 3.5 **parking spaces** for each 100 square metres of **gross floor area**, subject to the following:
- (i) The permitted maximum number of **parking spaces** must be

- calculated based on the cumulative total **gross floor area** of all such uses within the Toronto Metropolitan University Overlay District Map; and
- (ii) Provided **parking spaces** may be located anywhere within the area depicted on the Toronto Metropolitan University Overlay District Map.
- (C) Despite Section 200.15 and regulations 970.10.1(1) and 970.10.15.5(11) accessible **parking spaces** must be provided at a minimum rate of 5 plus 0.008 accessible **parking spaces** per 100 square metres of **gross floor area** for any **post-secondary school** or “associated uses” located within the Toronto Metropolitan University Overlay District Map, subject to the following:
- (i) The required minimum accessible **parking spaces** must be calculated based on the cumulative total **gross floor area** of all such uses within the Toronto Metropolitan University Overlay District Map; and
- (ii) Provided accessible **parking spaces** may be located anywhere within the area depicted on the Toronto Metropolitan University Overlay District Map.
- (D) Despite Clause 220.5.10.1 and Regulations 220.5.1.10(1), 220.5.1.10(5), and 220.5.1.10(7), **loading spaces** must be provided at a minimum rate of 1.67 **loading spaces** for each 100,000 square metres of **gross floor area** for any **post-secondary school** or “associated uses” located in the Toronto Metropolitan University Overlay District Map, subject to the following:
- (i) The required minimum **loading spaces** must be calculated based on the cumulative total **gross floor area** of all such uses within the Toronto Metropolitan University Overlay District Map;
- (ii) Provided **loading spaces** must be either Type “A”, Type “B”, Type “C” or Type “G” **loadings spaces** in accordance with regulation 220.5.1.10(8); and
- (iii) Provided **loading spaces** may be located anywhere within the Toronto Metropolitan University Overlay District Map.
- (E) Despite regulations 230.5.1.10(5), 230.5.1.10(8), 230.5.1.10(9), 230.5.1.10(10), 230.5.10.1(1), 230.10.1.20(2), 230.40.1.20(2) and 230.80.1.20(2), **bicycle parking spaces** must be provided for any **post-secondary school** or “associated uses” located within the Toronto

Metropolitan University Overlay District Map at a minimum rate of 0.15 “short-term” and 0.06 “long-term” **bicycle parking spaces** for each 100 square metres of **interior floor area**, subject to the following:

- (i) The required minimum number of “short-term” or “long-term” **bicycle parking spaces** must be calculated based on the cumulative total **interior floor area** used for **post-secondary school** and “associated uses” within the Toronto Metropolitan University Overlay; and
- (ii) Provided “short-term” or “long-term” **bicycle parking spaces** may be located anywhere within the Toronto Metropolitan University Overlay District Map.

26. Despite any severance, partition or division of the lands, the provisions of this By-law shall apply as if no severance, partition or division occurred.

Enacted and passed on [Clerks to insert date].

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)



Toronto Metropolitan University

Diagram 1

- Lands subject to this By-law
- - - Lands Subject to Toronto Metropolitan University Special District





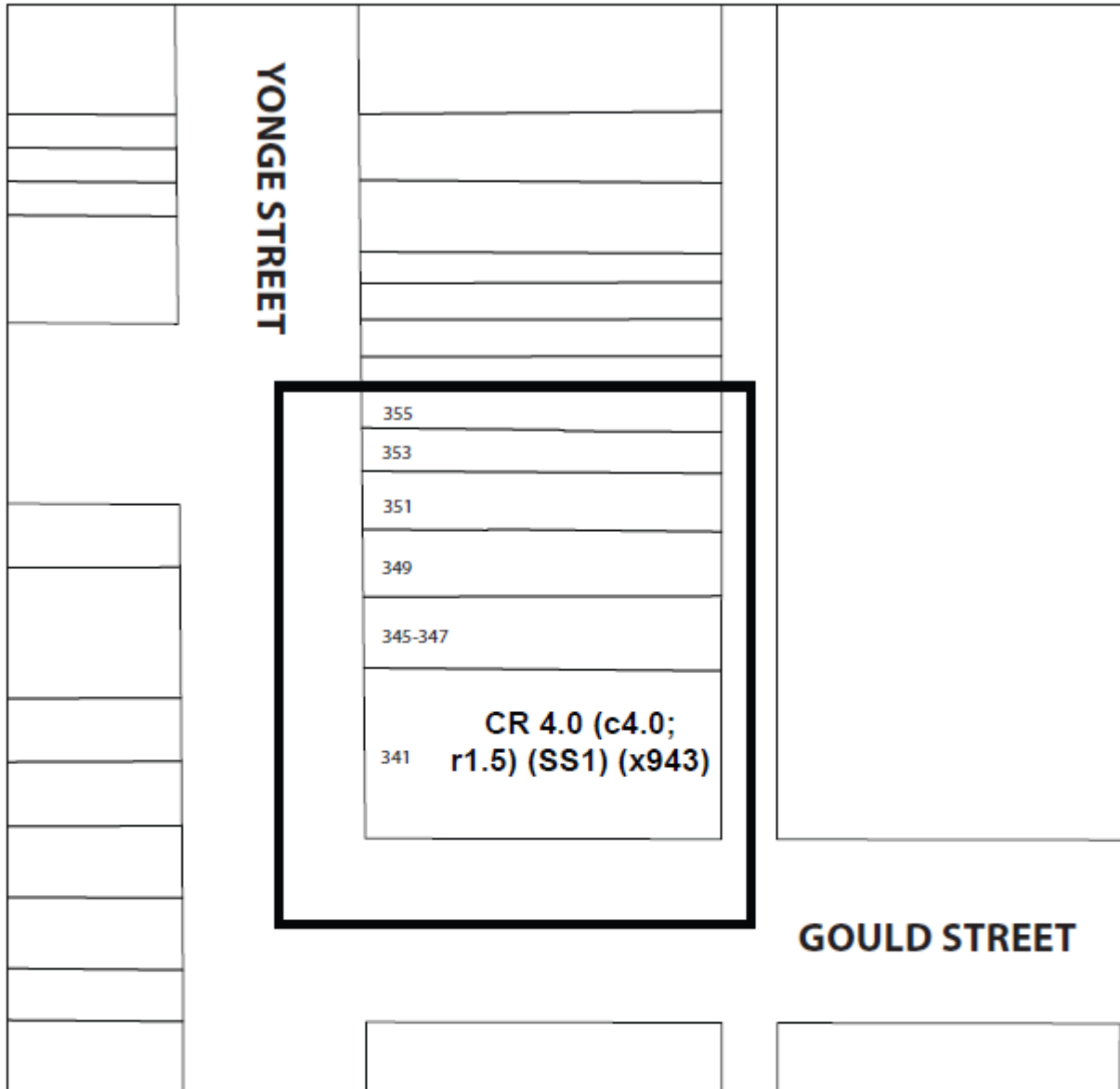
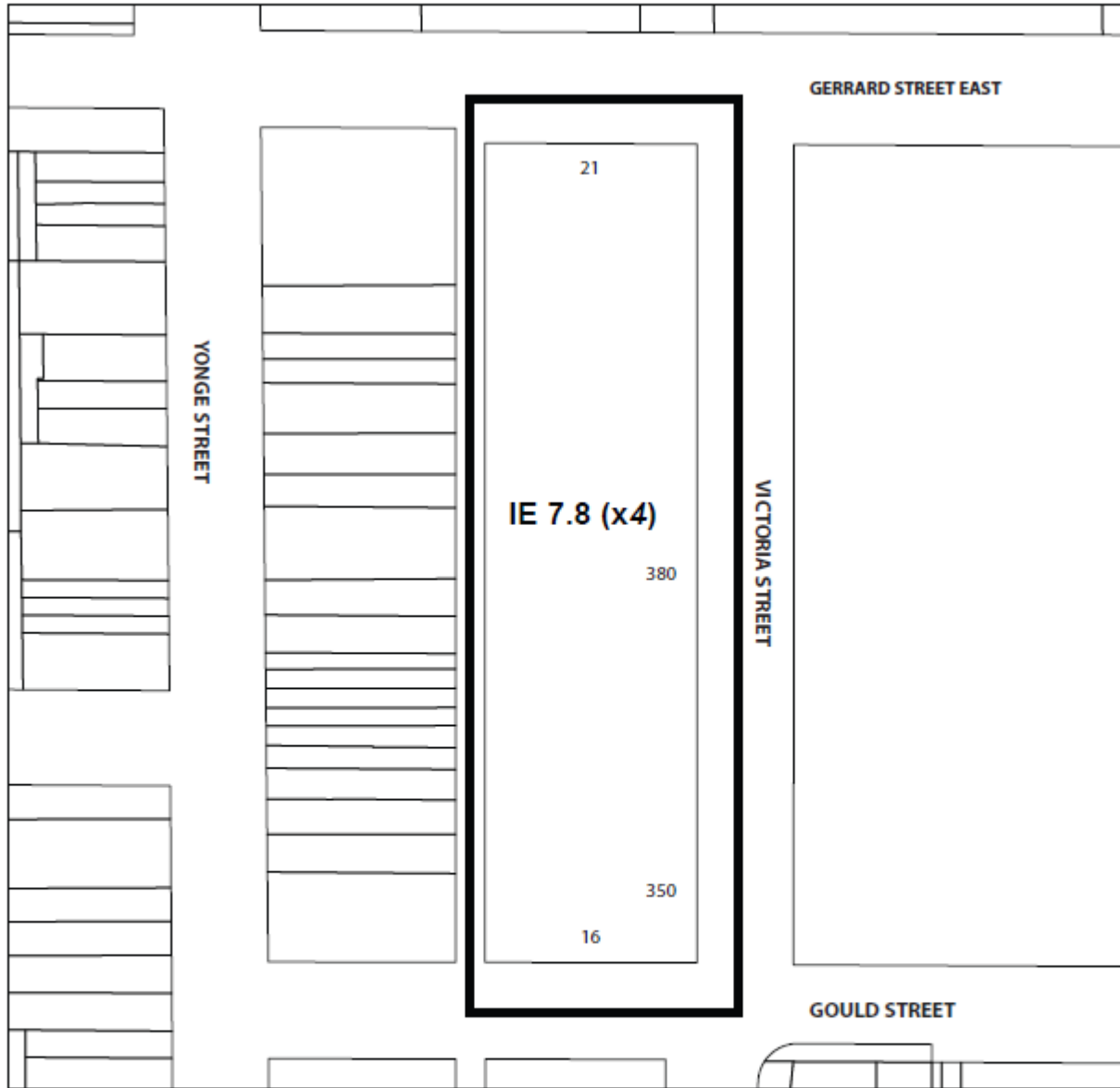


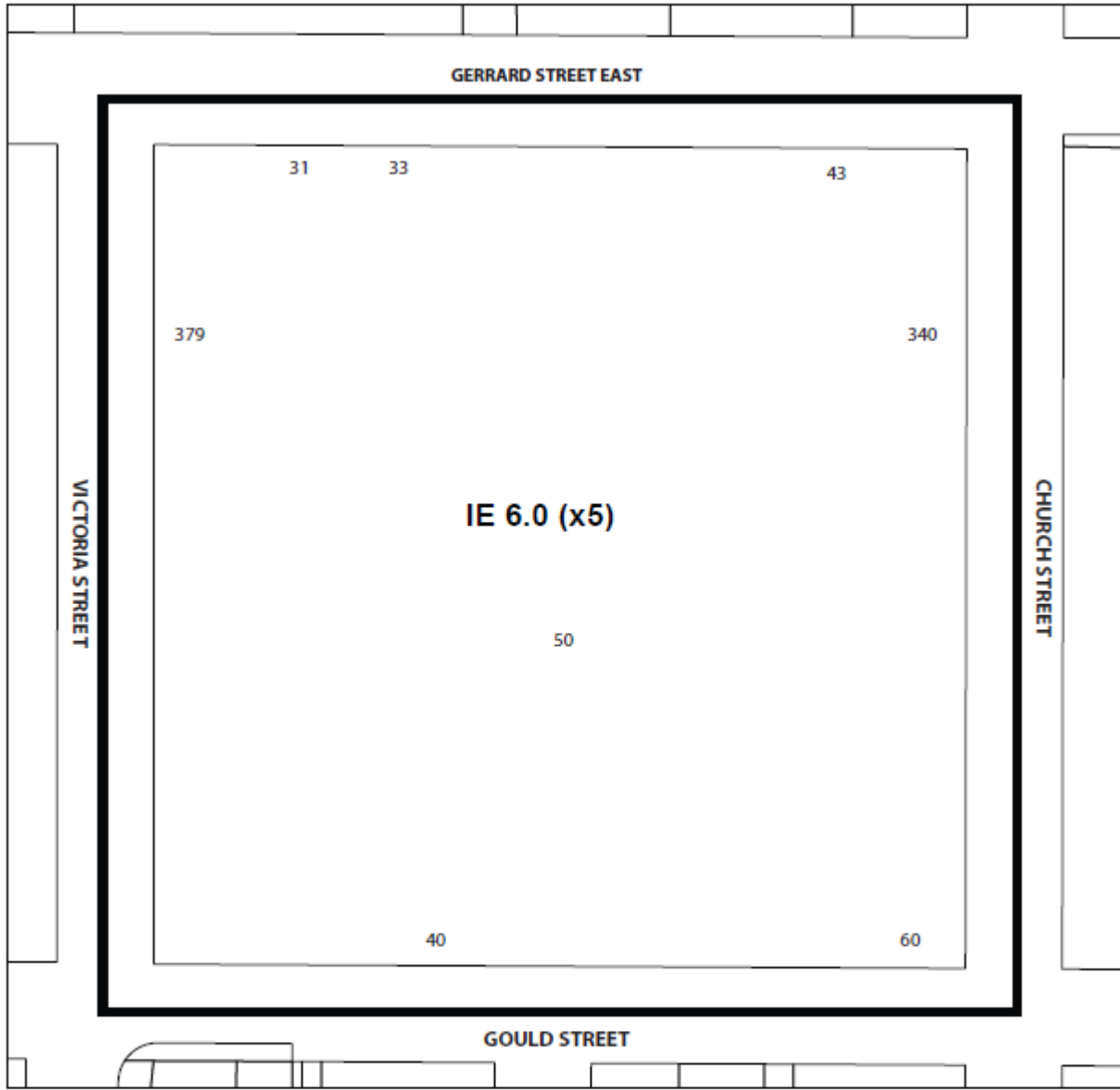
Diagram 2.2

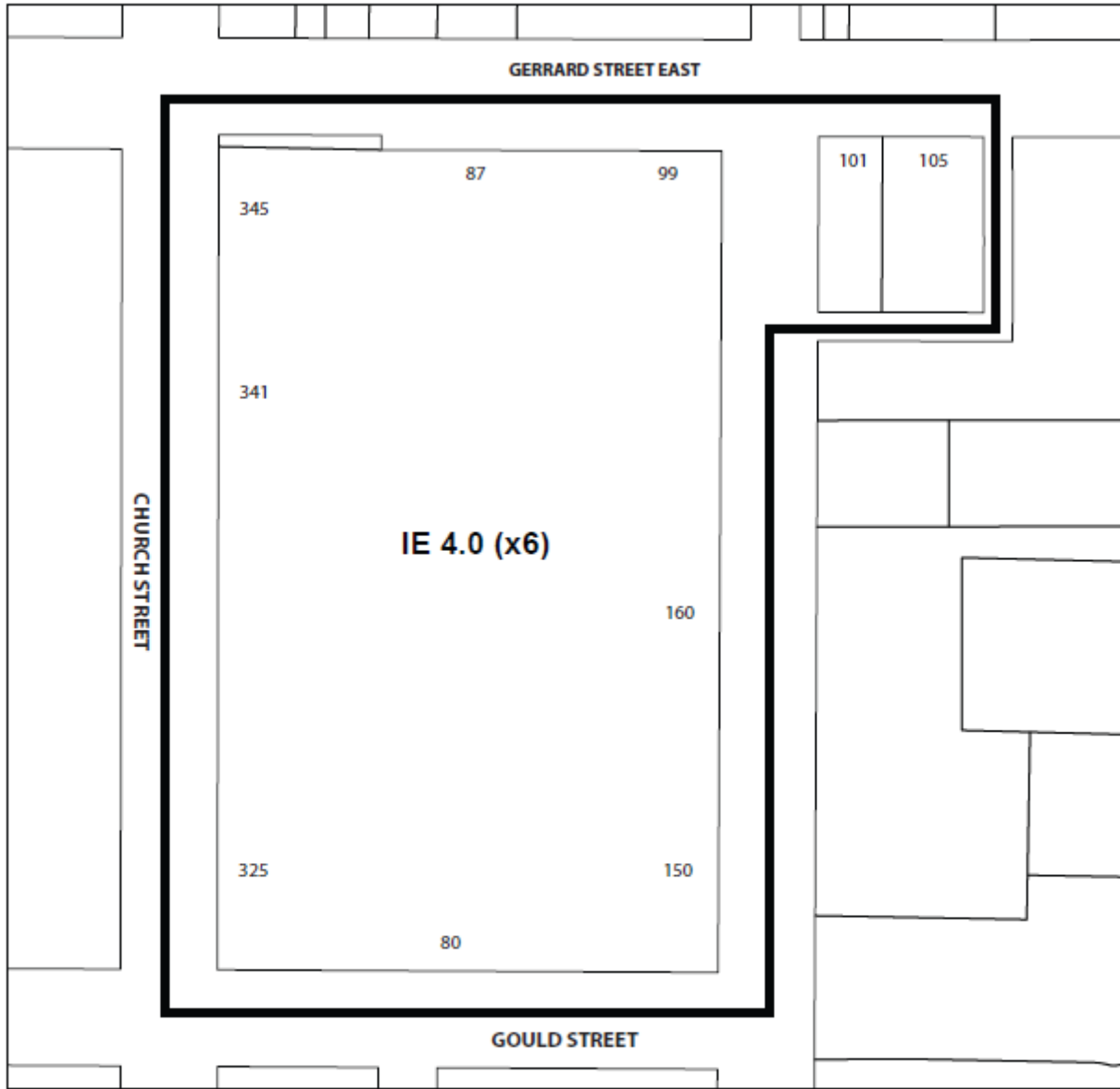
341 Yonge Street

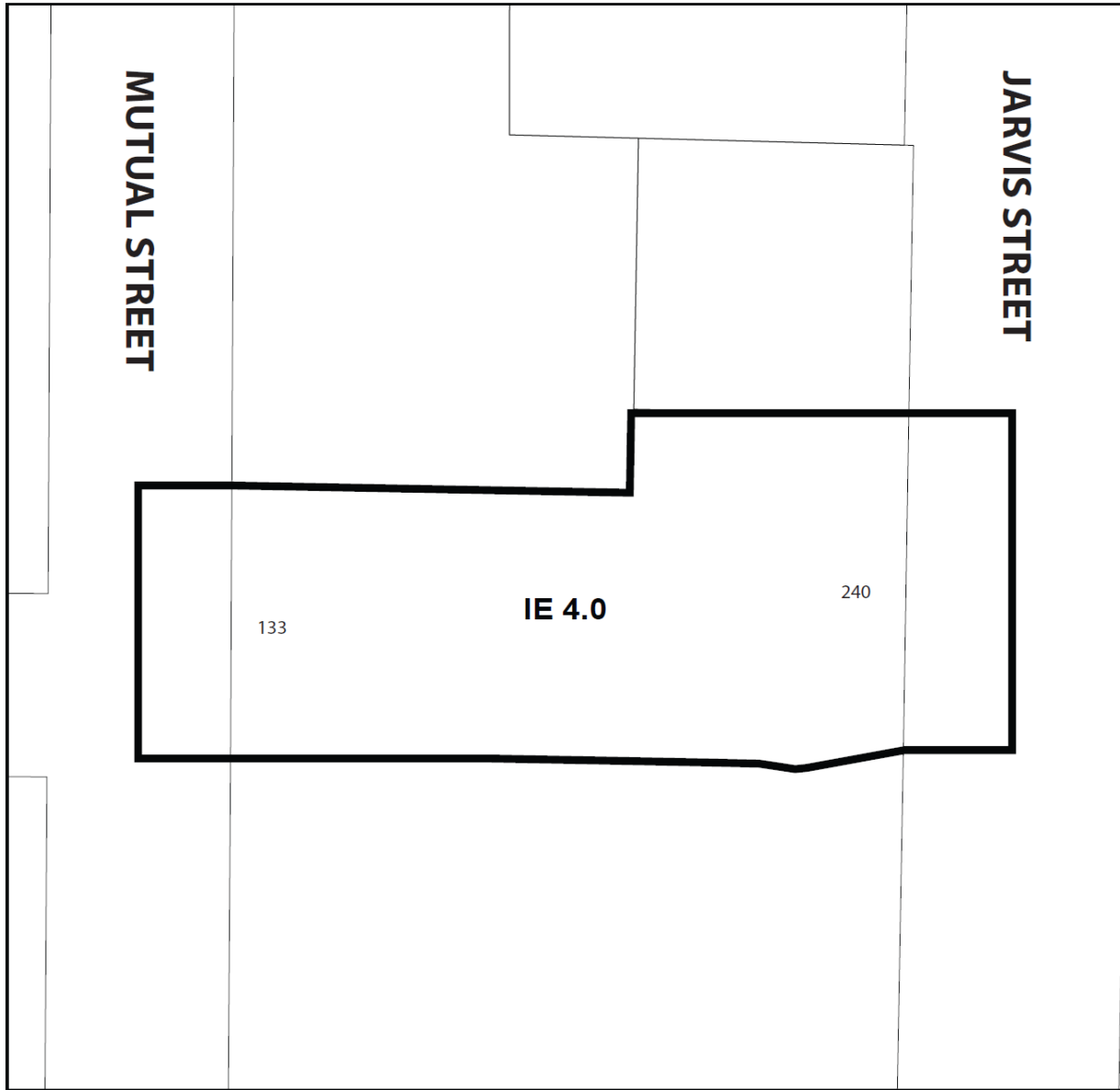
File # 22 242103 STE 13 OZ











240 Jarvis Street

Diagram 2.6

File # 22 242103 STE 13 OZ



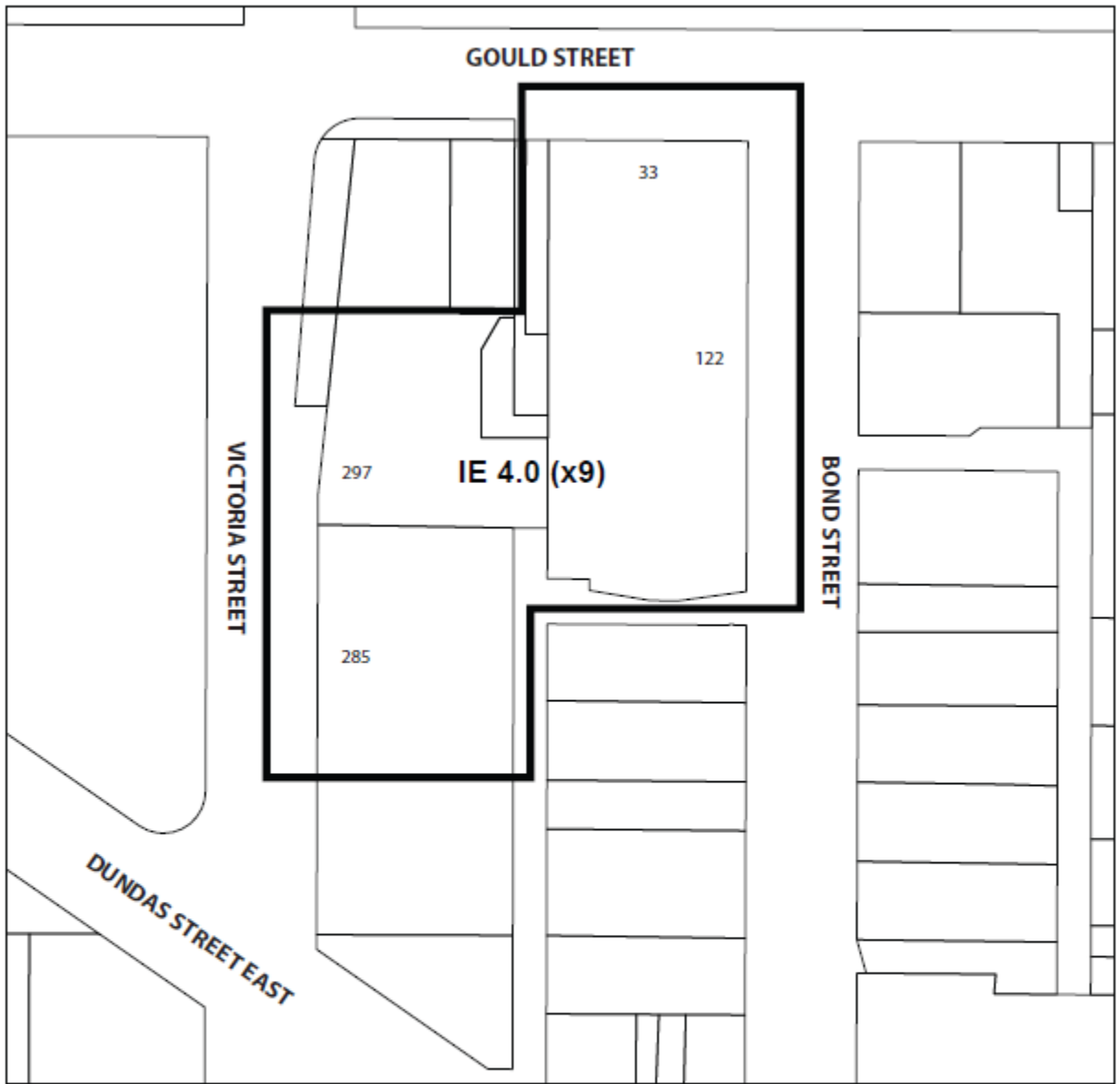


Diagram 2.7

285, 297 Victoria Street, 122 Bond Street

File # 22 242103 STE 13 OZ



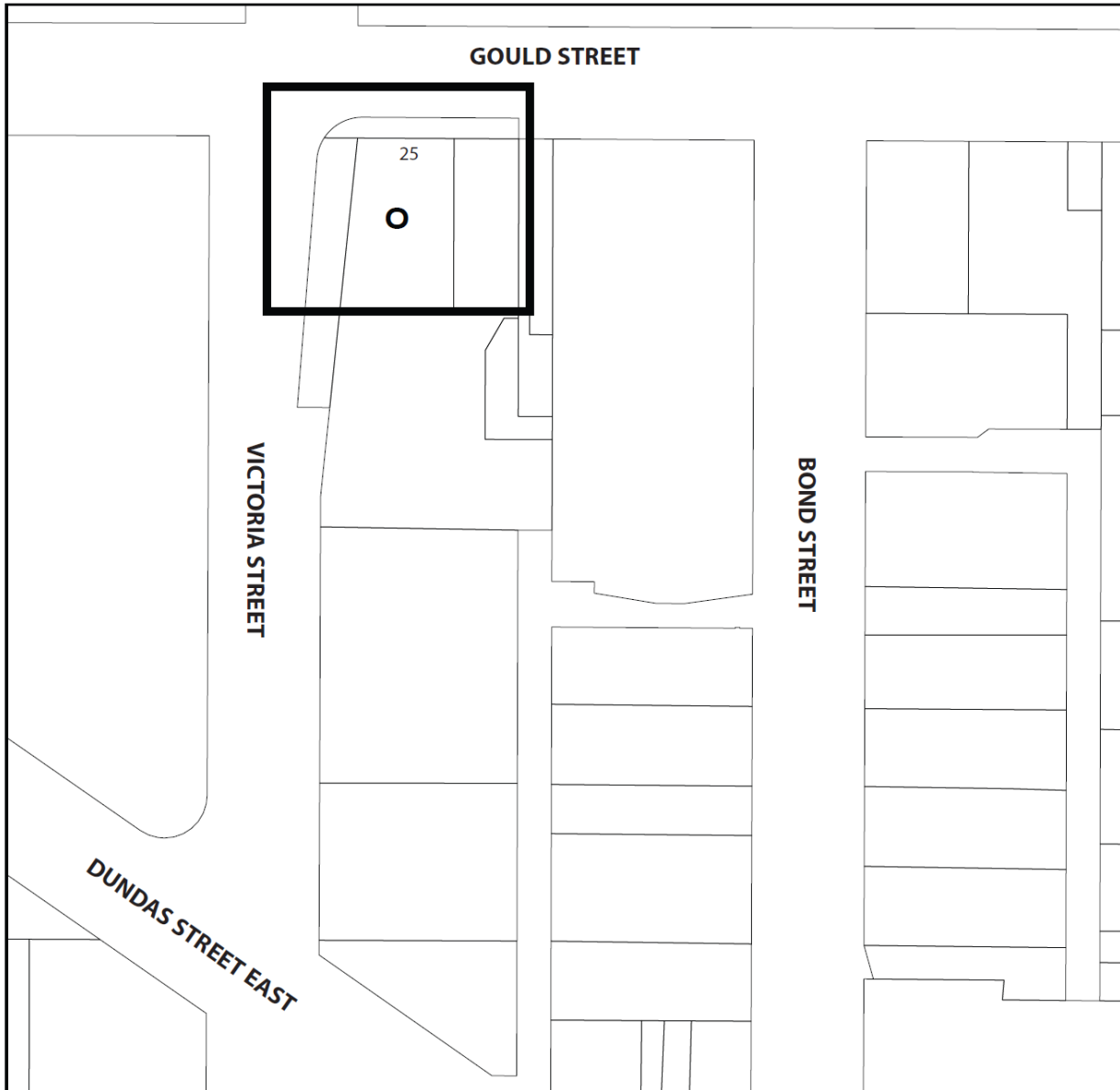


Diagram 2.8

25 Gould Street

File # 22 242103 STE 13 OZ



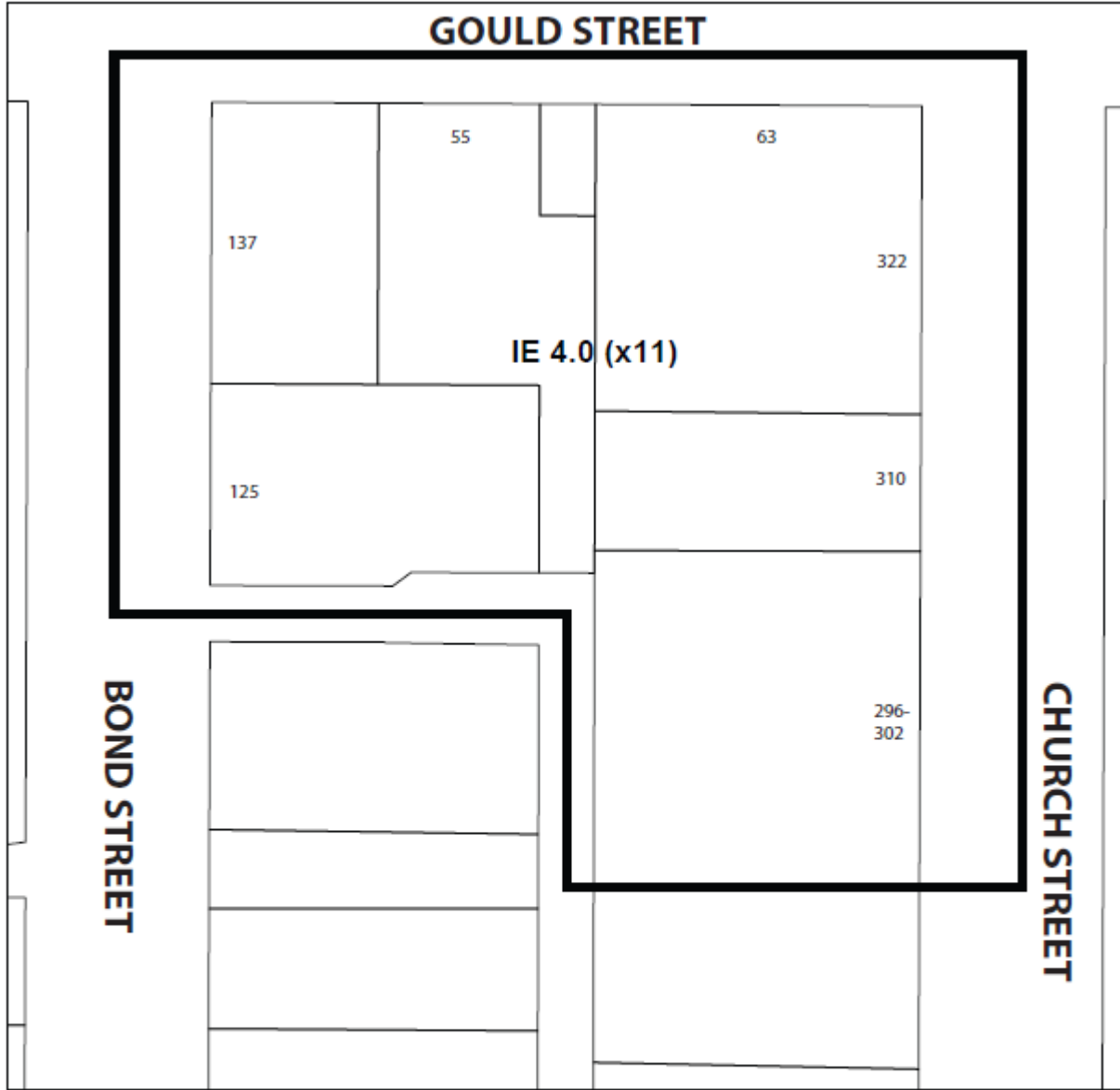


Diagram 2.9

112 Bond Street

File # 22 242103 STE 13 OZ





125 Bond St, 137 Bond St, 302 Church St, 322 Church St, 55 Gould St

Diagram 2.10

File # 22 242103 STE 13 OZ



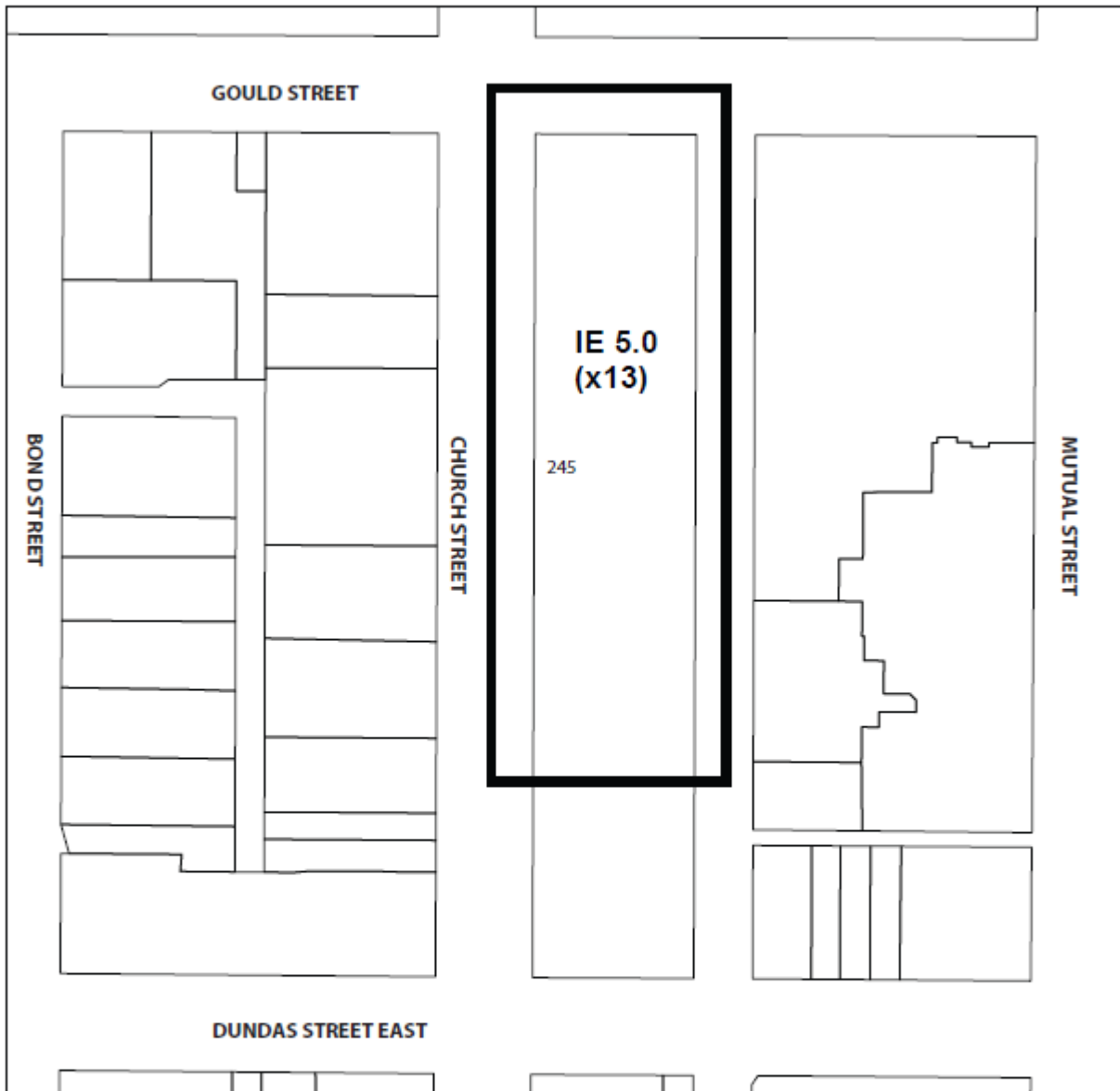


Diagram 2.11

245 Church Street

File # 22 242103 STE 13 OZ





Policy Areas Overlay Map

Diagram 3

File # 22 242103 STE 13 OZ

□ Properties Subject to Policy Area 1



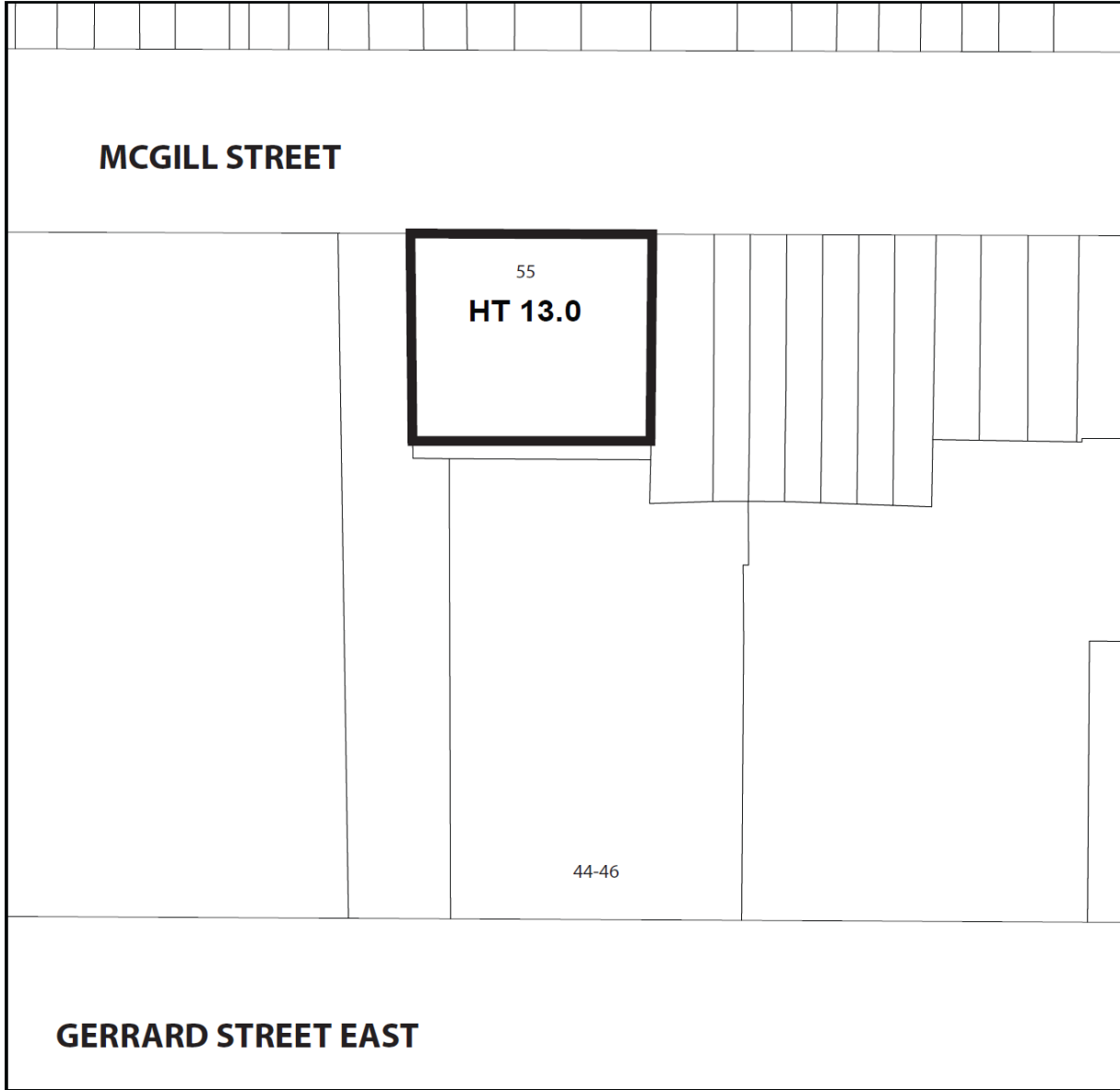


Diagram 4.1

55 McGill Street

File # 22 242103 STE 13 OZ



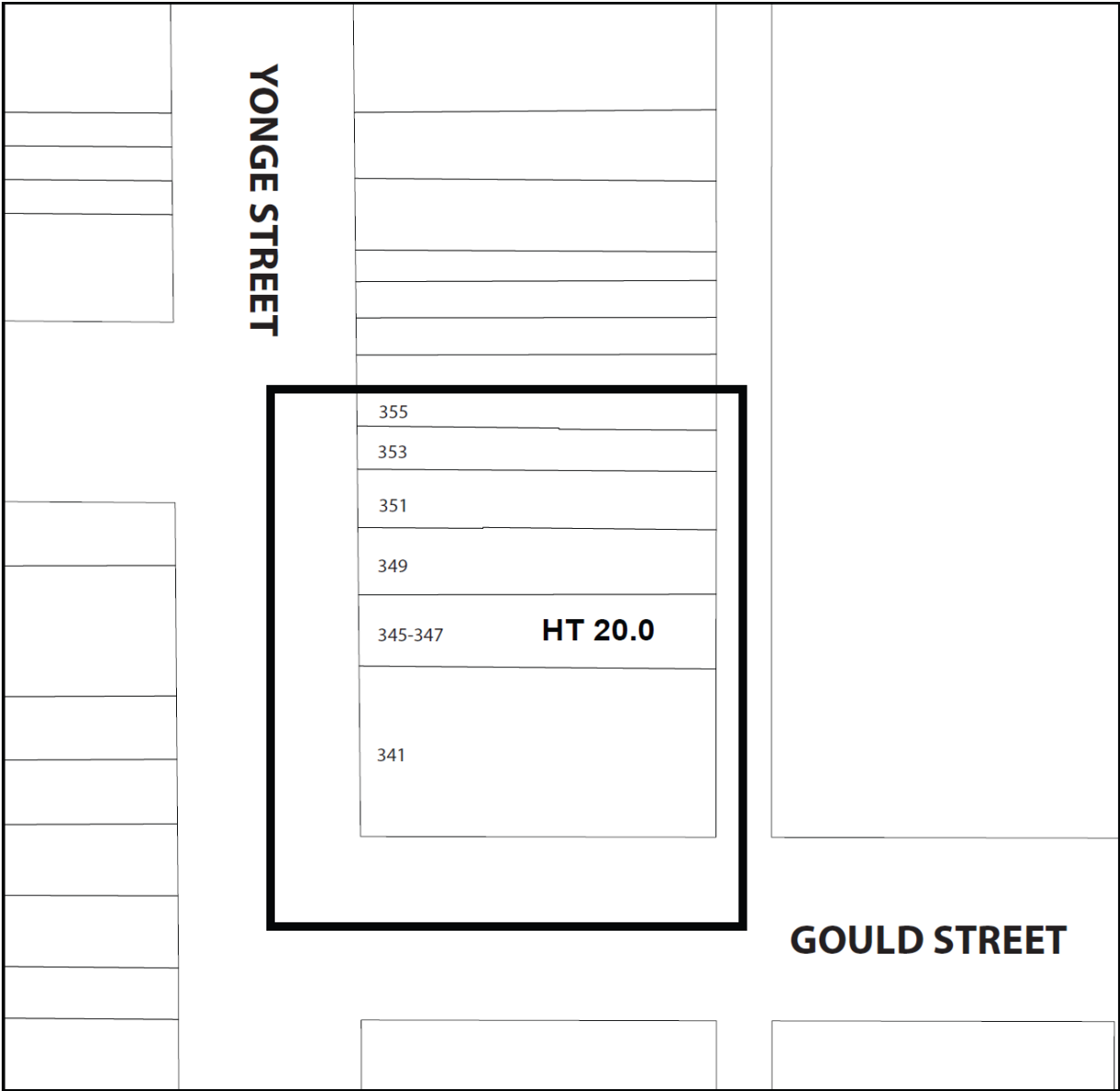


Diagram 4.2

341 Yonge Street

File # 22 242103 STE 13 OZ



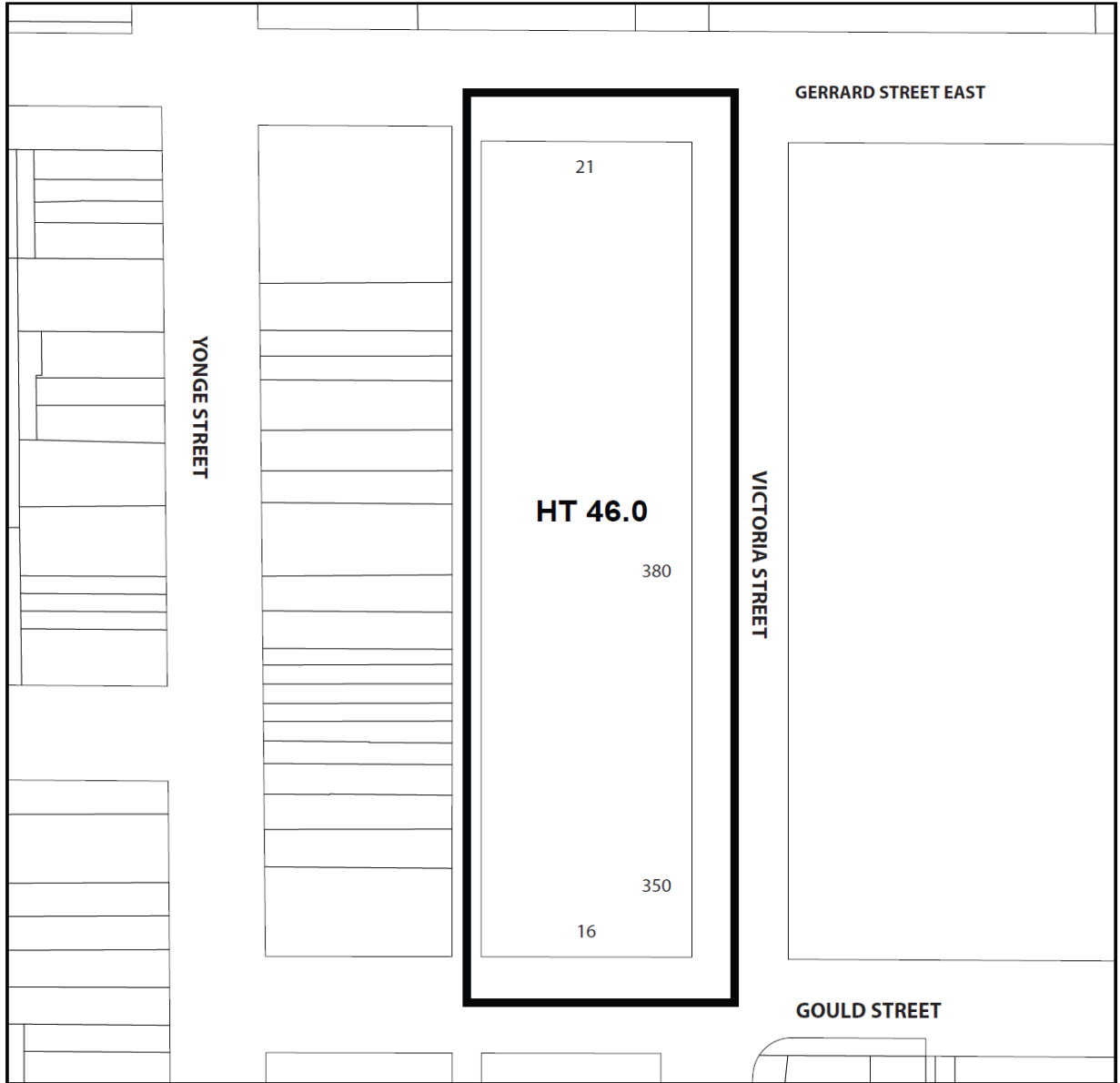
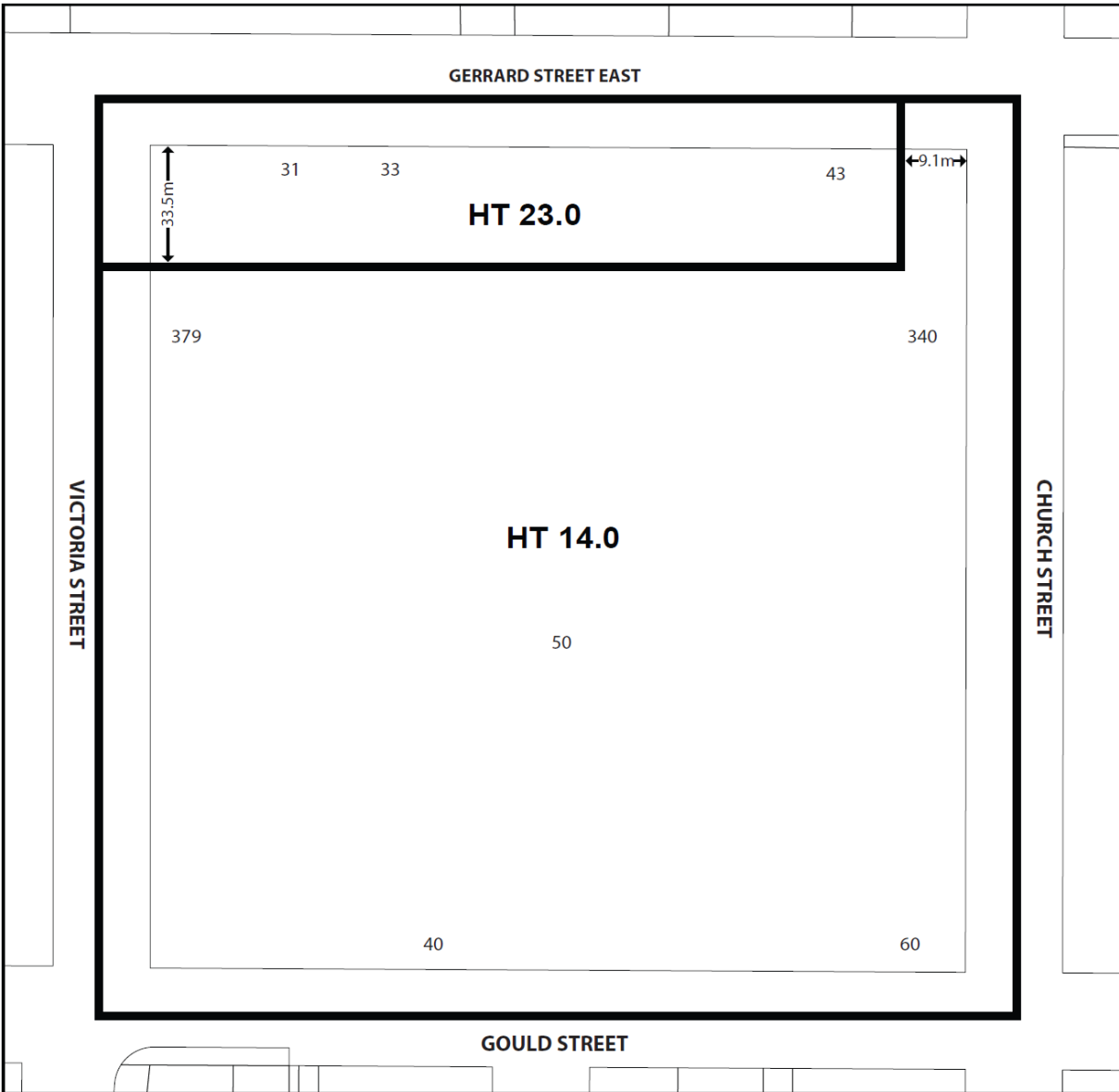


Diagram 4.3

380 Victoria Street

File # 22 242103 STE 13 OZ





50 Gould Street

Diagram 4.4

File # 22 242103 STE 13 OZ



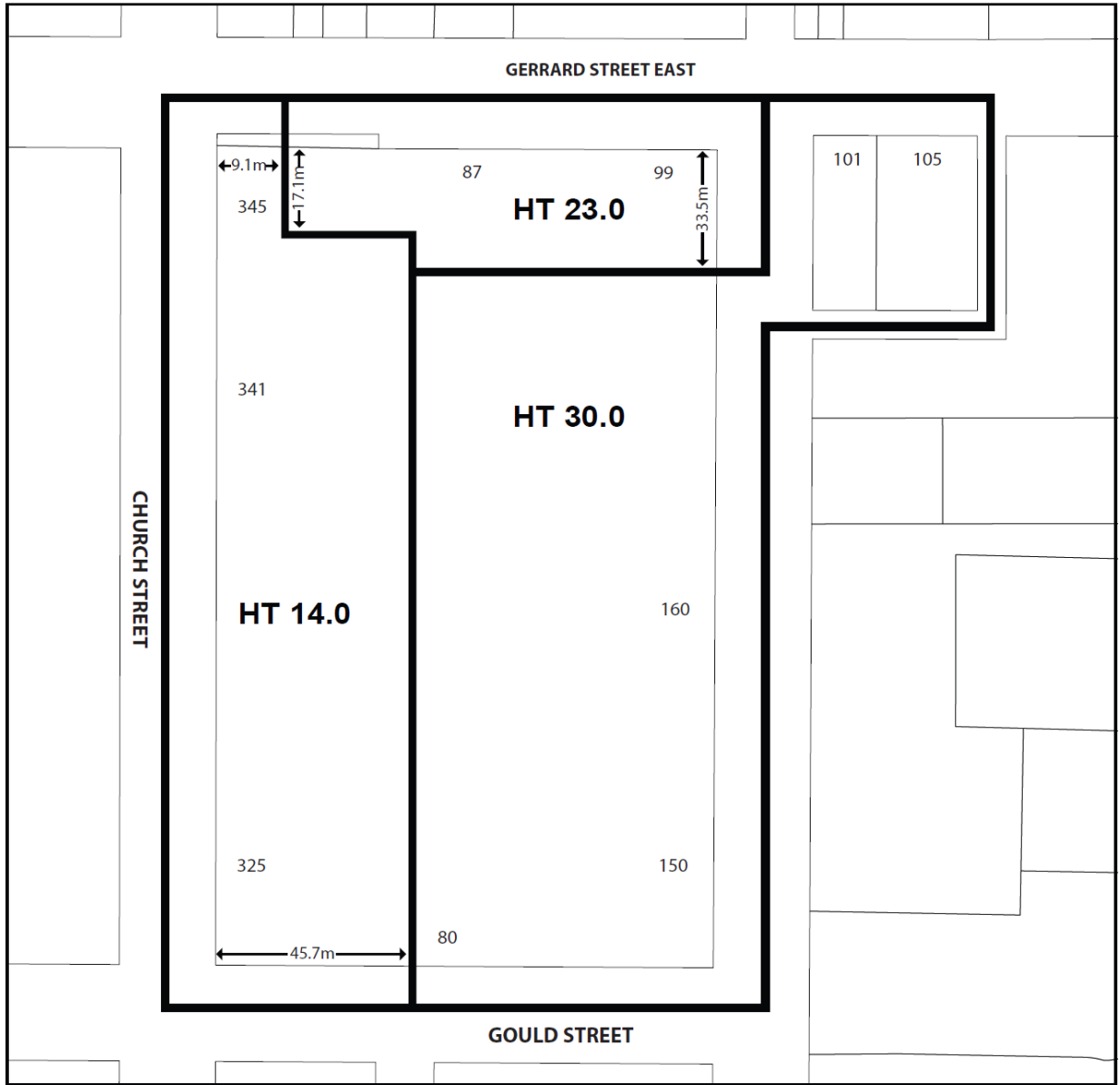
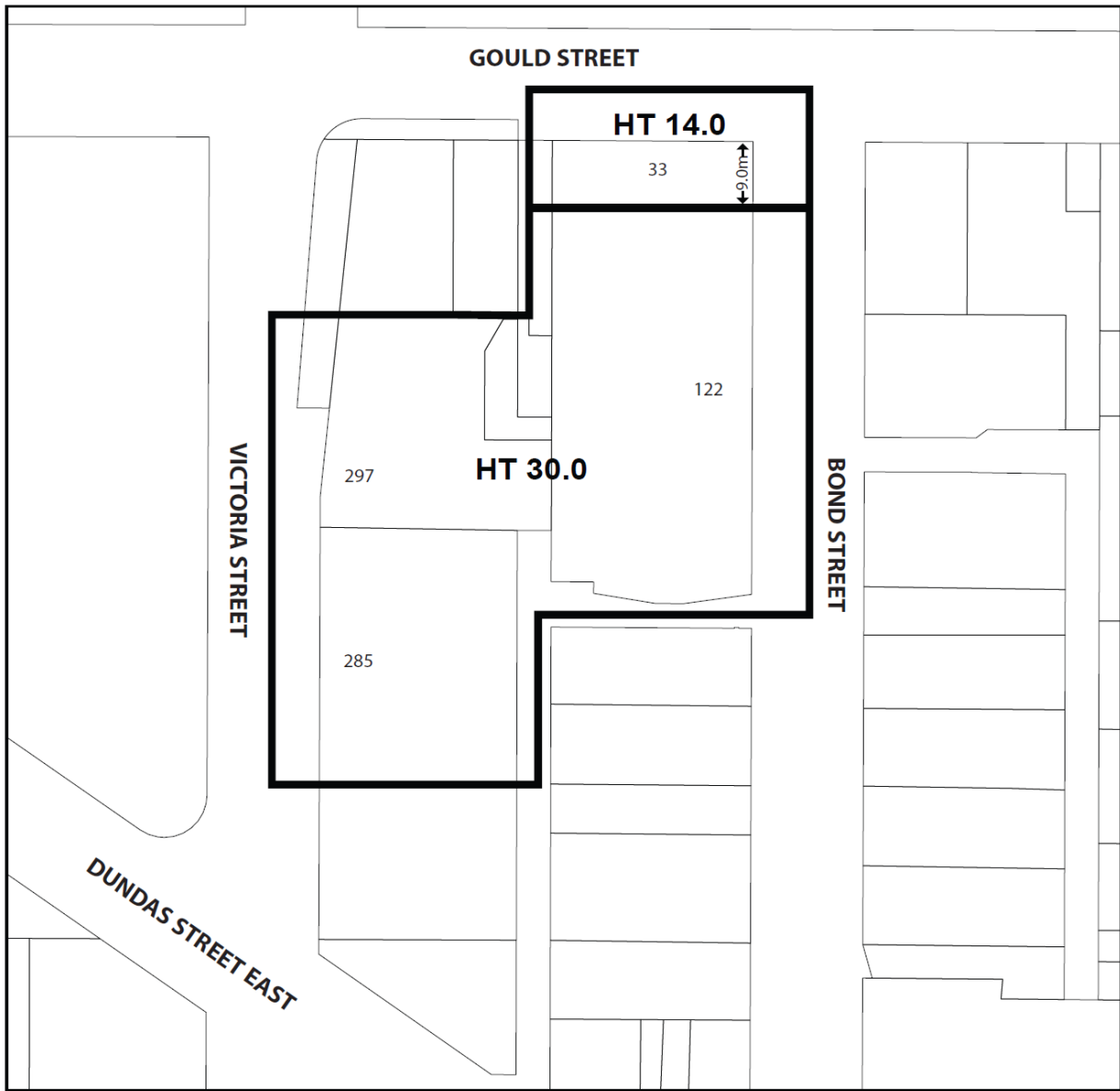


Diagram 4.5

87, 101, 105 Gerrard Street East

File # 22 242103 STE 13 OZ





285, 297 Victoria Street, 122 Bond Street

Diagram 4.7

File # 22 242103 STE 13 OZ



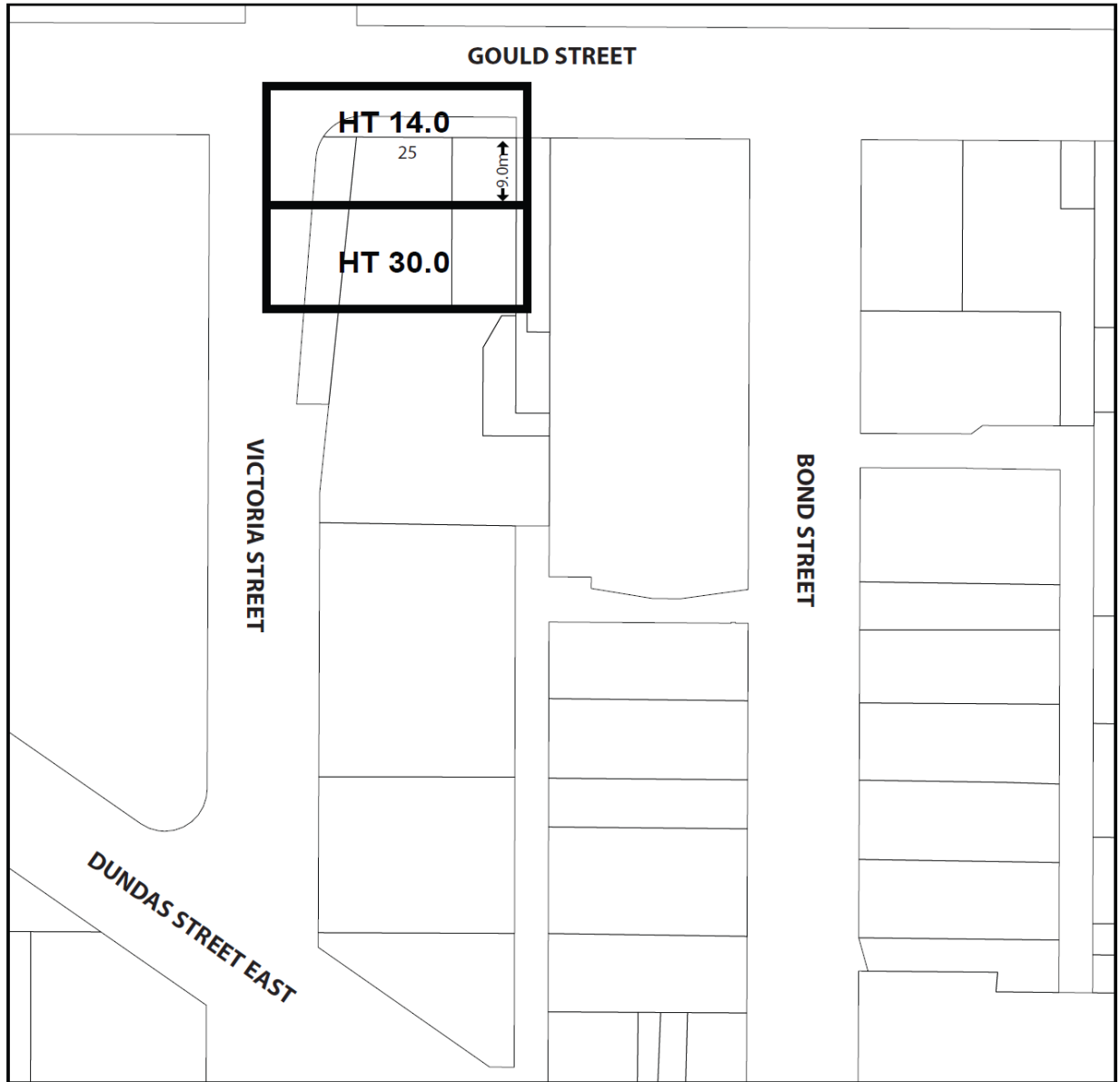


Diagram 4.8

25 Gould Street

File # 22 242103 STE 13 OZ



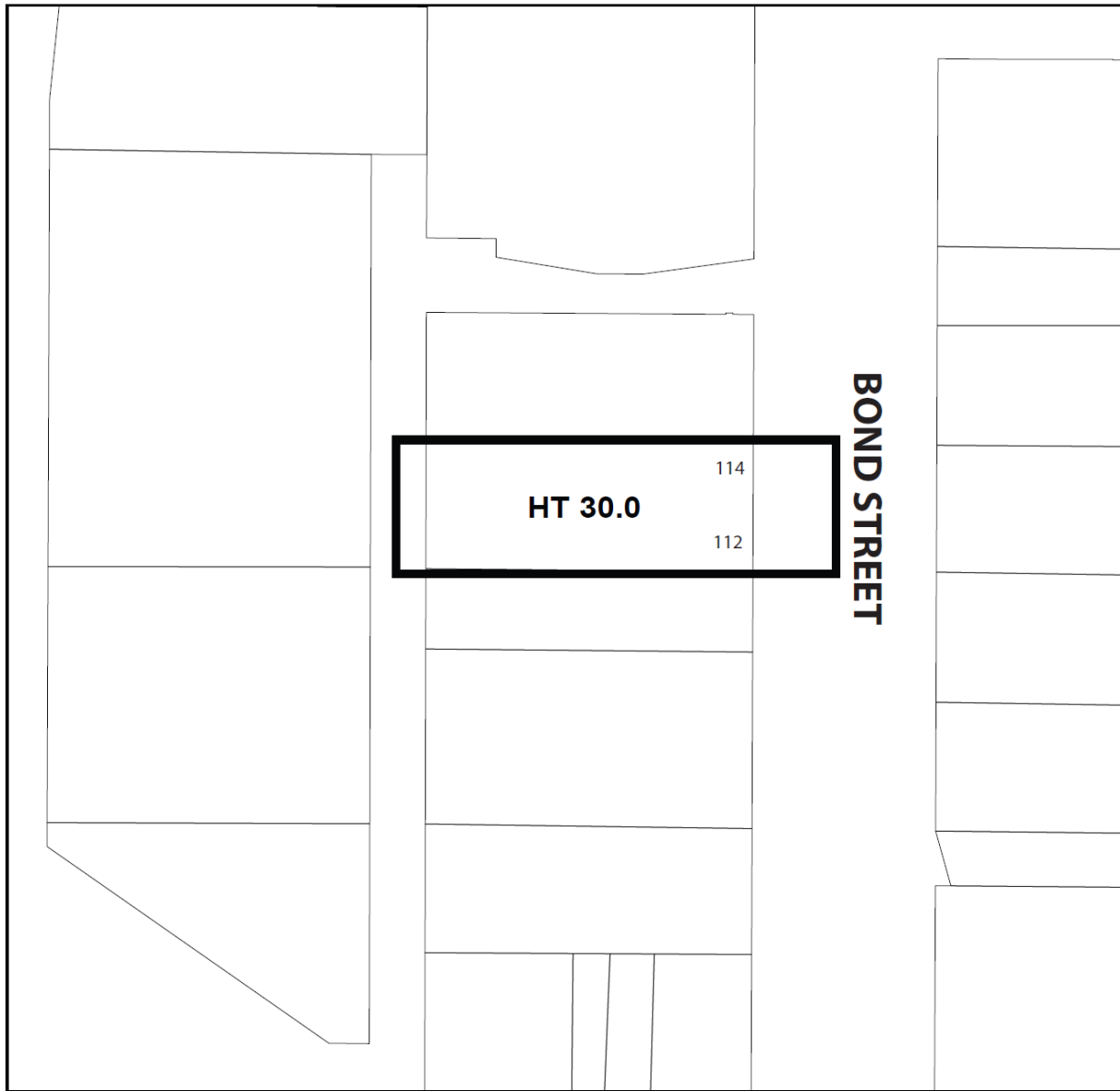


Diagram 4.9

112 Bond Street

File # 22 242103 STE 13 OZ



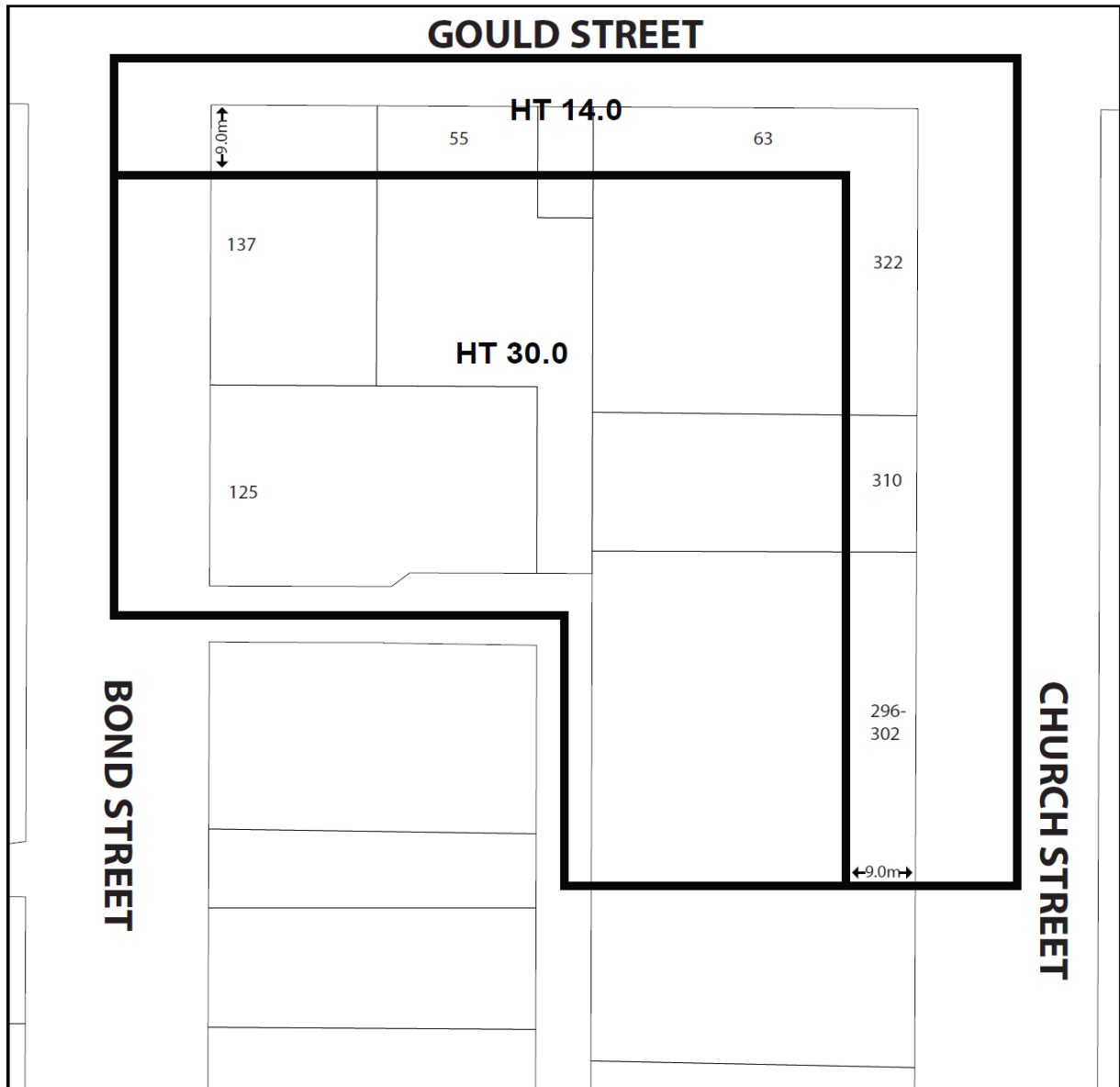


Diagram 4.10

125 Bond St, 137 Bond St, 302 Church St, 322 Church St, 55 Gould St

File # 22 242103 STE 13 OZ



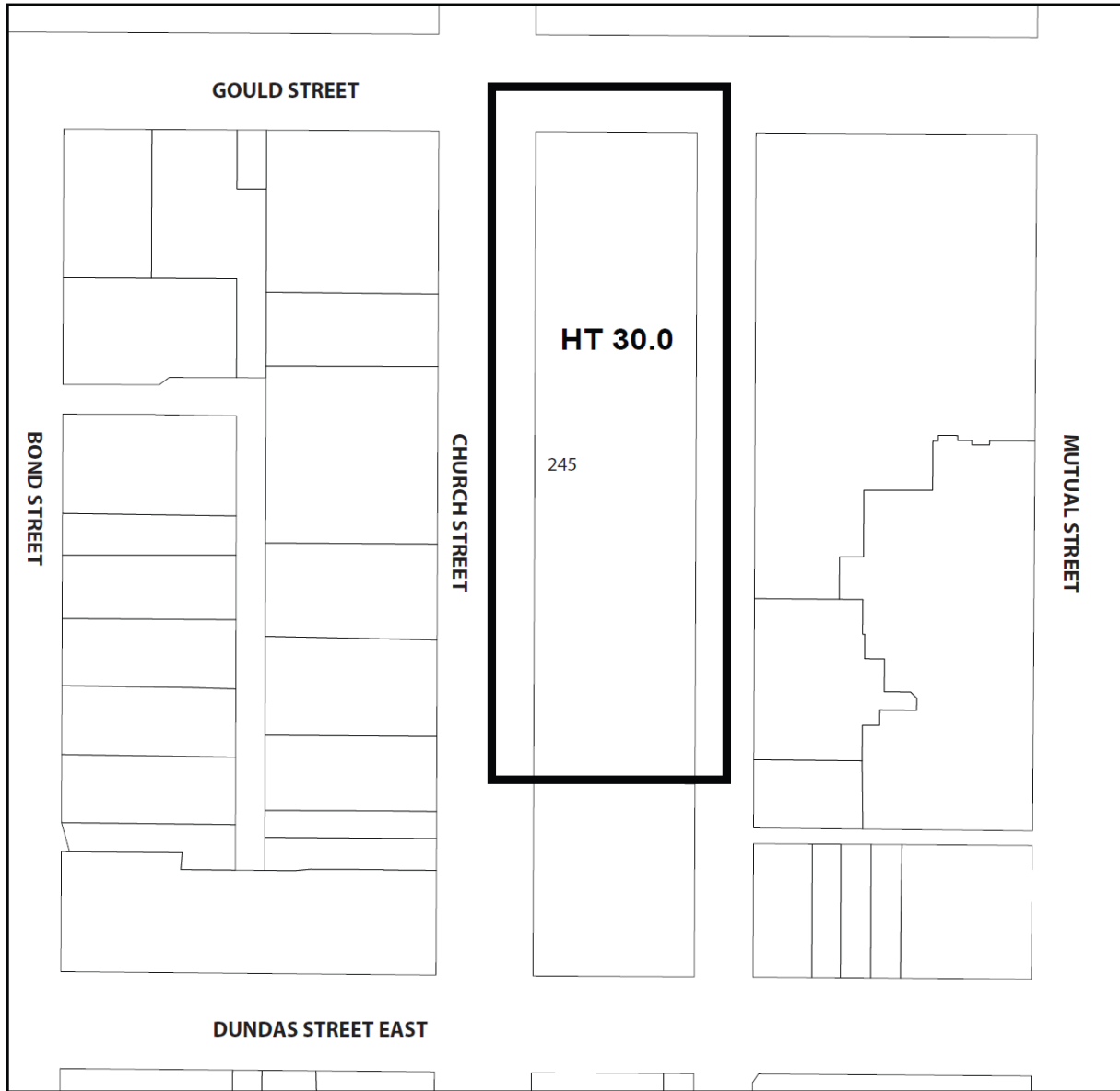


Diagram 4.11

245 Church Street

File # 22 242103 STE 13 OZ



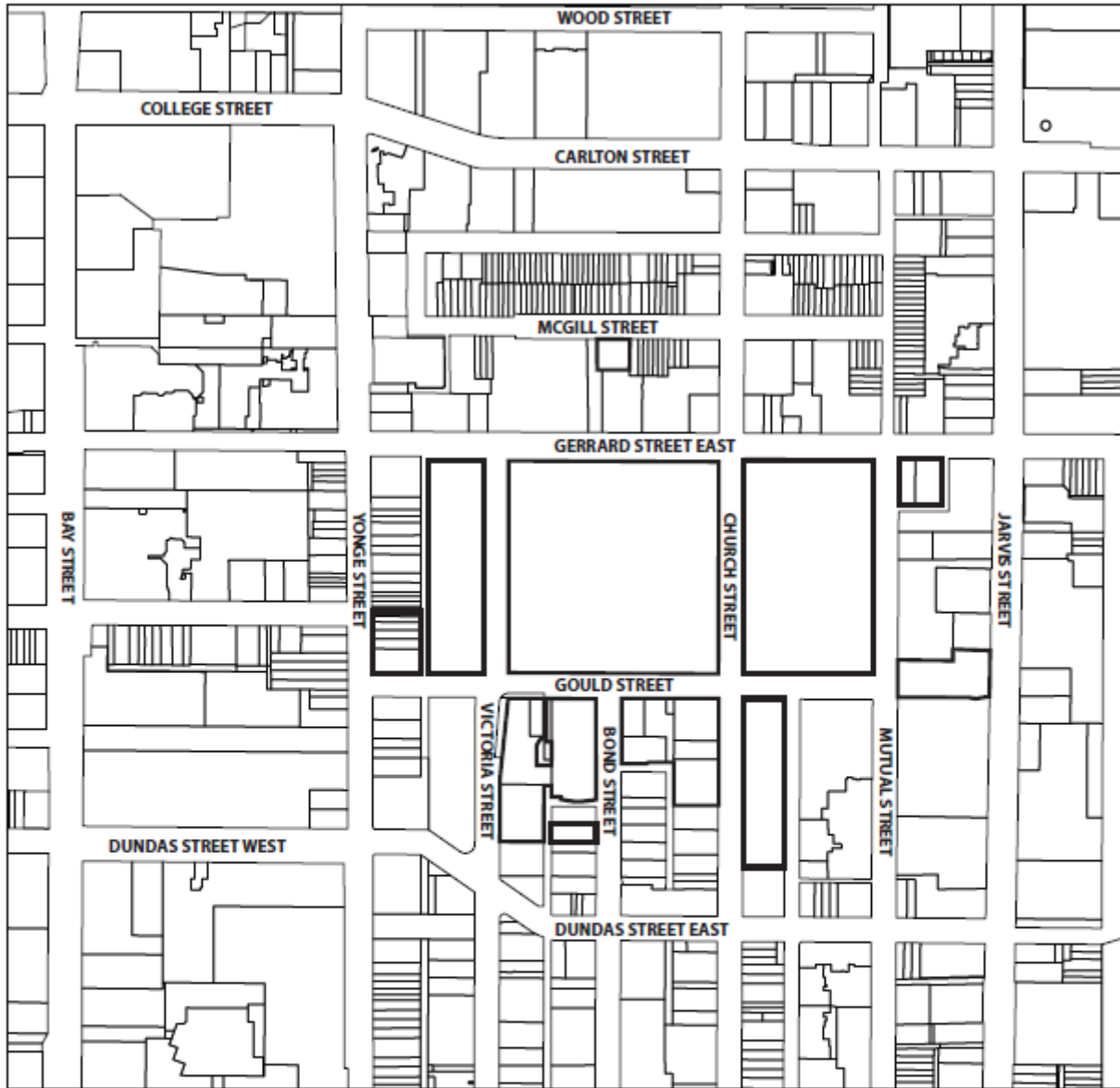


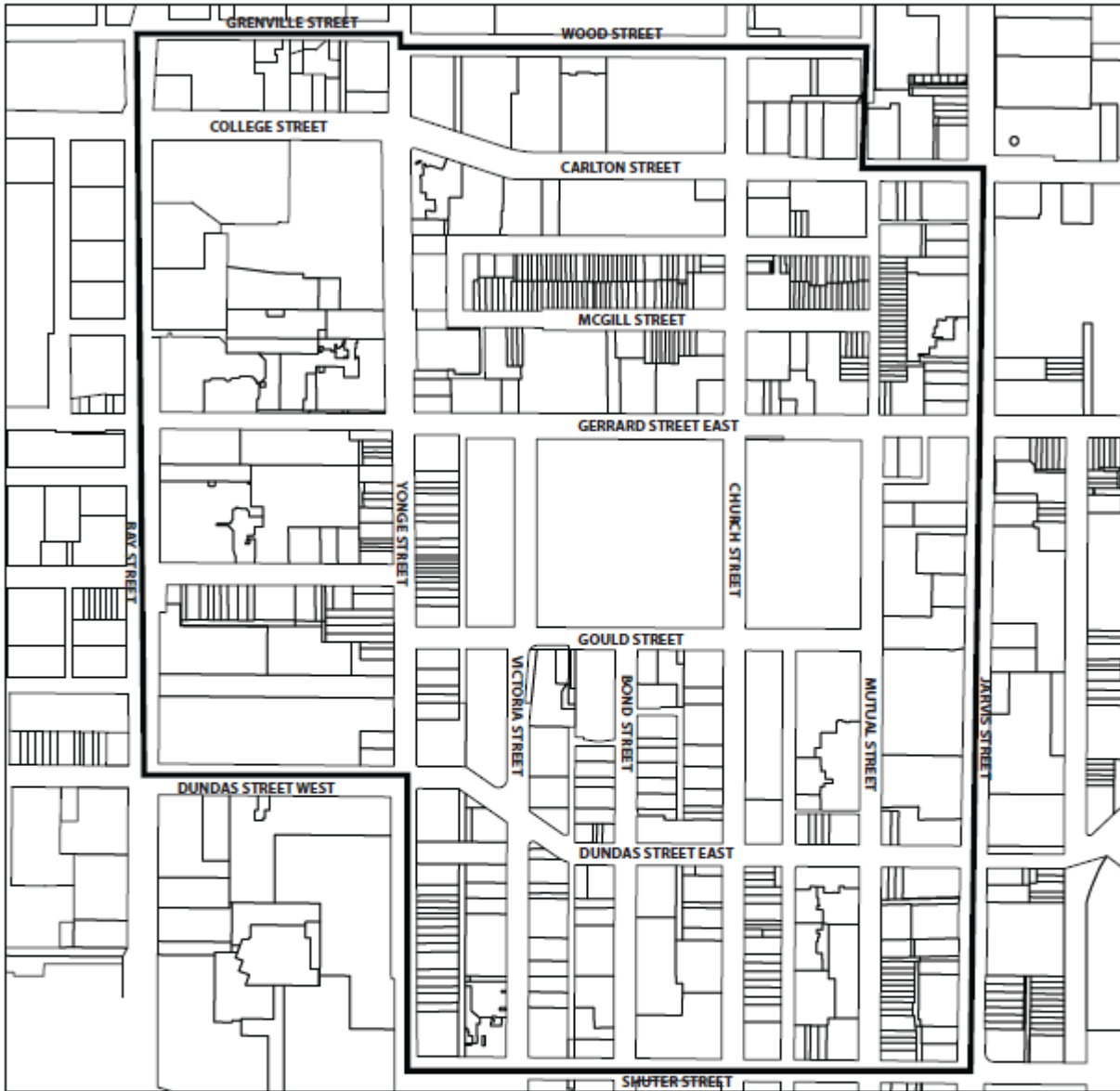
Diagram 5

Rooming House Overlay Map

File # 22 242103 STE 13 OZ

 Lands Subject to Rooming House Overlay B3






Toronto Metropolitan University Overlay District Map

Diagram 6

File # 22 242103 STE 13 OZ

 Lands Subject to Toronto Metropolitan University Special District

